



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE

OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
September 23, 2025
2:00 p.m.

Location:
Hampton Inn - Lakeland
4420 N Socrum Loop Road,
Lakeland, FL 33809

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, September 23, 2025 at 2:00 p.m.** at **Hampton Inn – Lakeland – 4420 N Socrum Loop Rd., Lakeland, FL 33809.**

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, September 23, 2025
 Time: 2:00 p.m.
 Location: The Hampton Inn–Lakeland
 4420 N. Socrum Loop Rd.
 Lakeland, FL 33809

[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

Vickie Davis (1)

Erica Miro Smith (2-C)

Angela Martinez (3)

Veronica Thomas (4-VC)

Abby Morrobel (5)

SECOND ORDER OF BUSINESS:

Audience Comments – *Agenda Items - Not Public Hearing
 (Limited to 3 Minutes Per Person)*

THIRD ORDER OF BUSINESS:

Vendor Reports

- A. Aquatic Maintenance – *Sitex Aquatics* [Exhibit 1](#)
- B. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services* [Exhibit 2](#)
 - 1. Discussion on Exposed Irrigation Around CDD Property (*Miro Smith*)
 - 2. Consideration of Fast Property Services Proposals [Exhibit 3](#)
- C. Field Operations – *Michael Bush, Vesta District Services* [Exhibit 4](#)

FOURTH ORDER OF BUSINESS:

Business Items

- A. Consideration of Aquatic Maintenance and Wetland Mitigation/Monitoring/Reporting Proposals
 - 1. GHS Environmental (12 Visits) - \$18,480.00/Yr [Exhibit 5](#)
 Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$4,600.00/Yr
 - 2. Premier Lakes (18 visits, Free Callbacks) - \$18,000.00/Yr [Exhibit 6](#)
 Plus Quarterly Wetland Mitigation and Annual Monitoring/Reporting - \$3,600.00/Yr
- B. Discussion on District's Performance Measures/Standards
 - 1. Review of FY 2025 Achieved Goals and Objectives [Exhibit 7](#)
 - 2. Consideration of FY 2026 Performance Measures/Standards & Annual Reporting Form [Exhibit 8](#)



FIFTH ORDER OF BUSINESS: Staff Reports

- A. District Engineer – *Todd Amaden, Landmark Engineering & Surveying Corp.*
 - 1. Update on Annual Reporting Requirements for Wetland Mitigation Areas – *GHS Environmental* **Walk-on Exhibit A**
 - 2. Discussion on Paving Verge at Old Mining Road and Red Loop
- B. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
- C. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Update on Request for Amenity Center Security Monitoring Proposals

SIXTH ORDER OF BUSINESS: Parking and Parking Enforcement Policy

- A. **Public Hearing - Amended and Restated Rules Related to Parking and Parking Enforcement**
 - 1. Open Public Hearing
 - 2. Presentation of Amended and Restated Parking and Parking Enforcement Policy
 - a. One-side Street Parking Exhibit 9
 - b. No Street Parking Exhibit 10
 - 3. Public Comments
 - 4. Close Public Hearing
- B. Consideration of **Resolution 2025-23 Adopting Amended and Restated Rules Relating to Parking and Parking Enforcement** Exhibit 11

SEVENTH ORDER OF BUSINESS: Supervisor Requests

- A. Discussion on Vendor Accountability and Vendor Schedule (*Miro Smith*)

EIGHTH ORDER OF BUSINESS: Consent Agenda

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 26, 2025 Exhibit 12
- B. Acceptance of the August 2025 Unaudited Financial Report Exhibit 13

**NINTH ORDER OF BUSINESS: Audience Comments – Non-Agenda Items and New Business
(Limited to 3 Minutes Per Person)**



TENTH ORDER OF BUSINESS: Next Meeting Quorum Check

Tuesday, October 26, 2025

at 6:00 p.m.

Auburndale Historic Depot
120 W Park St,
Auburndale, FL 33823

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

ELEVENTH ORDER OF BUSINESS: Action Items Summary
(To be Included in the Meeting Minutes)

TWELFTH ORDER OF BUSINESS: Adjournment



EXHIBIT 1





AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Saddle Creek

APPLICATOR: Ryan DATE: 08/20/2025

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-22		X			Grass Mix
1-22	X				Algacide/Terrestrial Mix

COMMENTS:

All ponds treated for shoreline grasses. All ponds were treated for algae.

Follow-up for algae may be needed in 14 days.



EXHIBIT 2

PENDING



EXHIBIT 3

PENDING



EXHIBIT 4



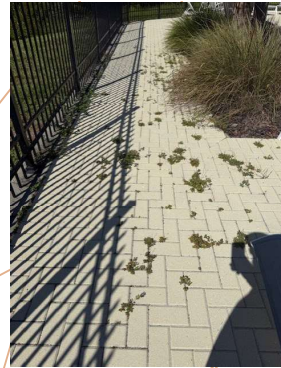
The background of the page features a series of thin, light brown lines that intersect to form various geometric shapes, including triangles and polygons, creating a subtle, abstract pattern.

Field Operations Report
for
Saddle Creek Preserve of Polk County
Community Development District
September 2025



Saddle Creek

- Pool Area.
 - Pressure washing has been completed.
 - Pool Deck.
 - Chairs/Tables/Umbrellas.
 - Front Entrance and Building.
 - Woman's Hand Dryer.
 - Has been ordered. I'm waiting for delivery, then this will be installed.
 - A/C In Men's Restroom.
 - I noticed that the thermostat is showing "Error".
 - I am reaching out to a/c vendors to get a quote to fix.
 - Entrance Lights.
 - The Entrance light looks to be damaged at the top, and the fixture is bent.
 - Would the board like to replace this hanging light and match the 2 at the gate entrance so all are matching?
 - I will show the board possible replacements at the meeting.
 - Weeds.
 - I noted that some weeds are popping up between the bricks on the south side of the pool deck.
 - I have asked Ray to handle this.
 - Pool Lift Sign.
 - Ordered and will be installed once is delivered.



Saddle Creek

- Conversations with Engineering.
 - Adding a bench and paving at the intersections of Old Minning and Red Loop.
 - For school bus pickup
 - Basketball court.
 - Pergola on the green space on the south side of the community.
 - Street Parking.
 - Shade structure over the pool.
- Pump Station.
 - There was a report of possible issues with one of the pump stations, and a mattress was dumped over the fence.
 - These gates are locked and do not have access to the keys. This is the City's or the County's responsibility. I will be reaching out to them to check on the station and ask if they can let me in to remove the mattress.
- Tree Work On Main Road.
 - Davy is onsite, cutting back tree limbs from the power lines.



Saddle Creek

- Landscaping with Ray.
 - Pool deck weeds have been sprayed and will be removed by 9/18.
 - Any landscaping requests that have come in from residents have been addressed.
 - Any areas where there were issues it is because the ground is very saturated.
 - The Rays team tried to take care of a couple of areas and ended up marking up these areas with tracks from the mowers.
 - Which we agreed not to do anymore until they are dry enough.
- Message Board.
 - Received. I am currently finding the best installation price.





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



EXHIBIT 5





GHS Environmental

PO Box 55802

St. Petersburg, FL 33732-5802

727-667-6786

August 21, 2025

Saddle Creek Preserve of Polk CDD
c/o Mr. Heath Beckett, District Manager
Vesta
250 International Parkway, Suite 208
Lake Mary, FL 32746

**Re.: Saddle Creek Preserve of Polk CDD
Monthly Aquatic Weed Control Program and Wetland Mitigation Services
GHS Proposal #25-222**

Dear Mr. Beckett,

GHS Environmental (GHS) is pleased to provide our services for monthly aquatic weed control in the stormwater ponds and wetland mitigation services at the Saddle Creek Preserve of Polk CDD. We understand there are twenty-two (22) stormwater ponds and three (3) wetland mitigation areas on the property (Exhibit A). This proposal has been prepared based on the information provided by Vesta via email on August 12, 2025.

This proposal was prepared based on the information provided by the Client. The tasks, services and associated costs as described below are subject to change with direct requests by Client. This proposal is to be considered as a draft for review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

Proposed Scope of Services

Task 1: Monthly Aquatic Maintenance Program (12 Events/Year)

GHS staff will perform aquatic weed control in the twenty-two (22) onsite stormwater ponds depicted in Exhibit A. A summary of the aquatic maintenance program will include the following services:

- Inspections will occur once per month, with treatment as necessary.
- Algae control with callback service included.
- Control shoreline grasses and brush from encroaching along the water's edge.
- Treat all vegetation within three (3) feet of control structures located inside stormwater ponds to allow free movement of water.
- Remove all small, non-hazardous and accessible trash within 10 feet of the shoreline. Items must fit into small garbage bags.
- Prepare and submit monthly service report.
- Communication with District Manager, as needed.
- Staff available to address emergency situations.

All work will be performed or supervised by a state-certified commercial aquatic applicator. All products used by GHS will be in accordance with product labels, as well as





state and federal laws. All equipment used by GHS will be handled with care to avoid damage to the grass.

Notes: Large debris, vegetation, dead wildlife or items deposited into stormwater ponds due to severe weather events are not included and can be handled under a separate proposal.

GHS will spot treat hydrilla when observed. However, if hydrilla gets introduced into a pond (ie via birds, fisherman, aquarium dumping, etc.) and becomes problematic, this nuisance vegetation is best controlled long term by the introduction of triploid grass carp. These services can be addressed under a separate proposal and will be brought to the attention of the CDD as needed.

Task 2: Quarterly Wetland Mitigation Maintenance Plan (4 Events/Year)

GHS will perform quarterly herbicide treatments of all Category I and II plant species included on the Florida Invasive Species Council List located in the three (3) designated mitigation areas depicted in the community's Environmental Resource Permit No. 4344474.000. All vegetation will be treated in place and left to decompose naturally.

All work will be supervised by a state-certified commercial applicator. All equipment used by GHS will be handled with care to avoid damage to desirable plant material. This proposal does not include any mechanical, burning, manual removal or off-site disposal of vegetation. These services can be handled under separate contracts, if necessary.

Task 3: Annual Wetland Mitigation Monitoring and Reporting (1 Event/Year)

GHS will conduct annual monitoring in accordance with the community's Environmental Resource Permit for the three (3) wetland mitigation areas. Monitoring data collected will include desirable and undesirable plant coverage along fixed transects, photo-documentation from fixed points and wildlife observations.

GHS will prepare and submit Annual Wetland Mitigation Reports in accordance with the community's Environmental Resource Permit No. 4344474.000.

Proposed Budget

Table 1 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is \$23,080/year for Tasks 1-3.

Table 1 – Proposed Budget

Task Description		Subtotal	Per Event
TASK 1	Monthly Aquatic Weed Control Program (12 Events/Year)	\$18,480	\$1,540
TASK 2	Quarterly Wetland Mitigation Maintenance Plan (4 Events/Year)	\$2,300	\$575
TASK 3	Annual Wetland Mitigation Monitoring and Reporting (1 Event/Year)	\$2,300	\$2,300
GRAND TOTAL		\$23,080	





The proposed budget is to be considered a “not-to-exceed” figure; unexpected costs over and above this estimate will not be incurred prior to obtaining your authorization. Invoices will be submitted monthly. Additional services not covered by this scope can be handled under a separate proposal.

This proposal may be automatically renewed annually if both parties agree.

Closing Comments

We greatly appreciate the opportunity to submit this proposal for your consideration. Please do not hesitate to call us at (727) 432-2820 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate your acceptance by returning a signed copy via email to Chuck@GHSenvironmental.com. We look forward to working with you on this project.

Sincerely yours,

GHS Environmental

A handwritten signature in black ink, appearing to read 'Dana J. Gaydos'.

Dana J. Gaydos
Principal

A handwritten signature in black ink, appearing to read 'Chuck Burnite'.

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature/Title

Date



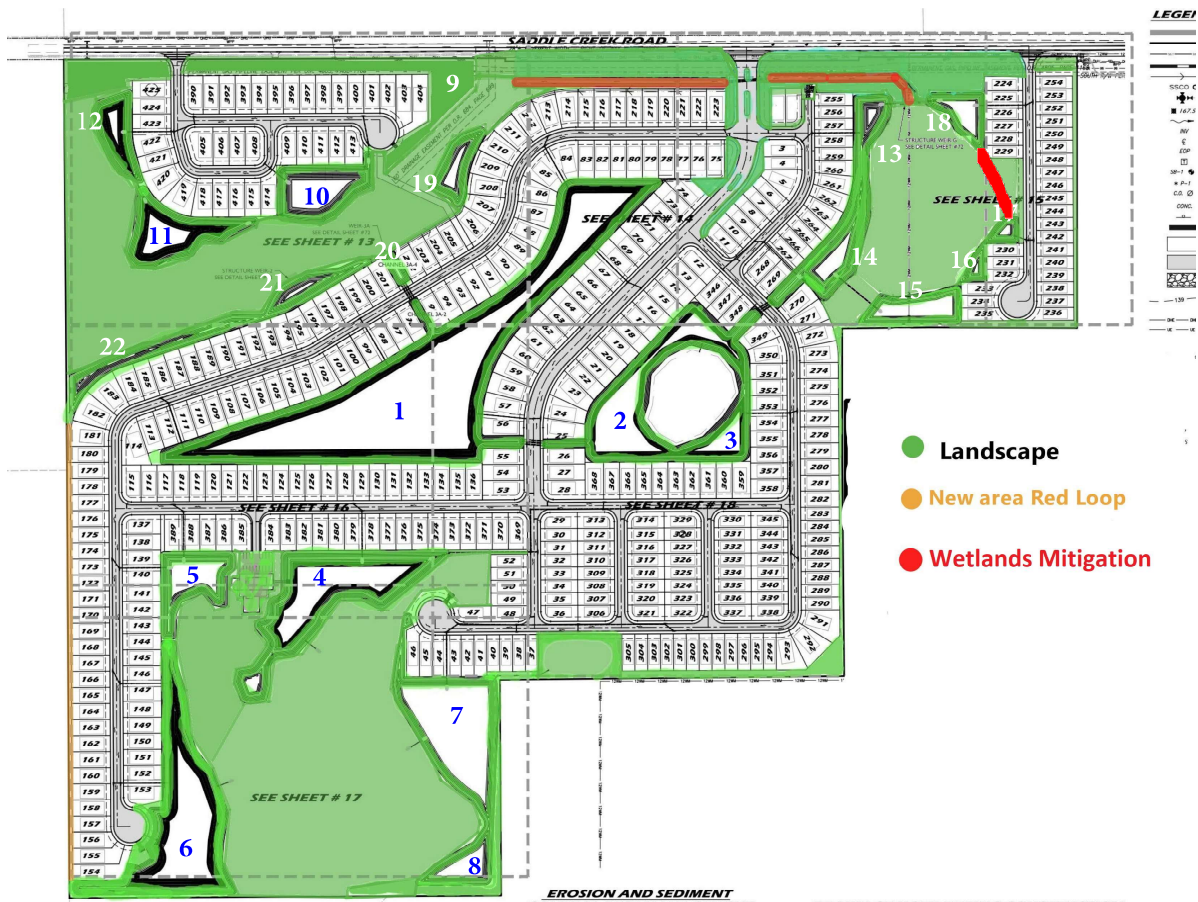


EXHIBIT A



GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

Service Report

Project: Saddle Creek Preserve CDD

Report Period: 8/22/2025 to 8/22/2025

Code	Action	Code	Action
A	Treated Algae (ie. filamentous, planktonic, blue-green, etc.)	MF	Mosquito / Midge Fly Treatment
F	Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)	SM	Structure Maintenance
G	Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)	T	Trash/Debris Removed
L	Treated Lilies (ie fragrant waterlily, spatterdock)	FC	Field Check
S	Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)	WM	Wetland Mitigation Maintenance
M	Mowing / Brushcutting		

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
8/22/2025	Pond 1	clear sky 83.68°F 4.61 mph SSW	G, T, SM	Water Level: Normal	1 photo: P1
8/22/2025	Pond 2	clear sky 83.68°F 4.61 mph SSW	A, T	Vegetation around control structure treated.	No photos
N/A	Wetland Mitigation Area !	clear sky 83.68°F 4.61 mph SSW	WM	Treated nuisance species in accordance with ERP.	No photos



Job Photos (8/22/2025):



P1

Pond 1



Charles A. Burnite III

GHS Environmental, LLC

Discipline/Specialty

Vegetation Management (Aquatic and Natural Areas)

Federal, State and Local Permitting

Project Management

Wetlands - jurisdictional delineations and assessments

Listed Species - surveys, permitting, mitigation and management plans

Wetland Mitigation - design, planting, monitoring and maintenance

Phase I and II Environmental Site Assessments

Project Design and Site Layouts

Drafting and AutoCAD Services

Permit Compliance and Violations - negotiation and enforcement resolutions

Natural Resource Damage Assessment

Education

B.S. Environmental Science and Policy, University of South Florida, Tampa, FL, 1997

Engineering Core Studies, University of Central Florida, Orlando, FL 1994

Certifications

Commercial Applicator License (CM22323) Aquatic and Natural Areas

Wetland Assessment Procedure Training (Southwest Florida Water Management District)

Work Experience

1997 – Present (28 Years)

SUMMARY OF QUALIFICATIONS

Mr. Burnite began his career in 1997 after obtaining his Bachelor of Science in Environmental Science and Policy from the University of South Florida. Mr. Burnite has over 28 years of environmental consulting experience and has worked on numerous projects located in Florida, New York, Louisiana, Mississippi, North Carolina and Alabama. These projects have been successfully completed for CDD/HOAs, private landowners, residential and commercial developers, energy and natural gas companies and government agencies.

Mr. Burnite's experience includes aquatic/upland plant management, federal, state and local permitting, listed species surveying, wildlife management plans, wetland mitigation and restoration, natural resource damage assessments, project management, wetland delineation, environmental assessments and site design.

Mr. Burnite has successfully accomplished his client's objectives by maintaining exceptional professional standards in his services, work product and cost-effectiveness.

RELEVANT EXPERIENCE

Tampa Bay Water – Hillsborough County

Management of Category I and II nuisance/exotic species listed by the Florida Invasive Species Council on +600 acres of various habitats that include herbaceous and forested wetlands, hammocks, pastures and stormwater ponds. Active since 2015.

Southwest Florida Water Management District – Various Counties

Herbicide treatment of Category I and II nuisance/exotic species on various FDOT mitigation sites and SWFWMD properties ranging from 20 acres to 723 acres. Active since 2019.

Wilderness Lakes Preserve - Pasco County, Florida

Aquatic management of twenty-two (22) wetlands and thirty-nine (39) lakes located throughout the community. Active since 2012.

Long Lake Ranch – Pasco County, Florida

Aquatic management of ±103 acres of waterbodies. Active since initial construction of the community in 2014.

The Preserve at South Branch – Pasco County, Florida

Aquatic management of ±77 acres of waterbodies and 57.06 acres of wetland mitigation. Active since 2023.

EXHIBIT 6





Annual Management Program Agreement

Customer Name: Saddle Creek Preserve of Polk County CDD

Property Contact: Heath Beckett

Agreement Effective Date: October 1st, 2025 - September 30th, 2026

Program Description: Annual Lake & Wetland Maintenance, including Wetland Reporting

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **September 8th, 2025**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Saddle Creek Preserve of Polk County CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The "Service Area" is described as **22 lakes consisting of approximately 22,999 linear feet and 22.82 acres. An additional three wetlands identified as W1, W2, & W3 on attached map.**
3. **Contract Services:** Premier Lakes will perform **(18) Eighteen** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that



when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - e. Wetland and Upland Management (4 Events/Year):** Services include the application of herbicides to control unwanted vegetation. Treatment of all FISC Category 1 & 2 species and native nuisance species. All target species will be killed in place. Due care will be taken to preserve understory native growth. Hand pulling and cutting of material will be performed where appropriate. Initial clean-ups, removals, or disposal will be performed at an additional charge.
 - f. Wetland Mitigation Monitoring and Reporting (1 Event/Year):** Conduct annual monitoring in accordance with Environmental Resource Permit (ERP) for Wetlands 1, 2, & 3. Data collected will include desirable and undesirable plant coverage along fixed transects, photo documentation from fixed points, and wildlife observations. Premier Lakes will prepare and submit Annual Wetland Mitigation Reports in accordance with the community's ERP Permit No. 4344474.000.
 - g. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - h. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - i. Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal



Monthly installments of **\$1,800.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

6. **Forms of Payment:** Premier Lakes accepts payment by check.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
10. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
11. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
12. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.



13. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.
14. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
15. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
16. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Annual Agreement Amount: \$21,600.00

Monthly Agreement Amount: \$1,800.00

Invoicing Frequency: Monthly

Accepted and Approved:

Saddle Creek Preserve of Polk County CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



EXHIBIT 7



Saddle Creek Preserve of Polk County Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐



2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.



Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

DocuSigned by:

Scott Shapiro

Chair/Vice Chair: E20F905D8C5D410...

Date: 6/25/2024

Print Name: Scott Shapiro

Saddle Creek Preserve of Polk County Community Development District

District Manager: Jill Burns

Date: 6/25/2024

Print Name: Jill Burns

Saddle Creek Preserve of Polk County Community Development District

The Saddle Creek Preserve of Polk County Community Development District FY 2025 Report of Achieved Goals and Objectives was approved on September 23, 2025.

Erica Miro Smith, Chair
Board of Supervisors

Heath Beckett, District Manager



EXHIBIT 8



**Saddle Creek Preserve of Polk County
Community Development District
Performance Measures/Standards and Annual Reporting
10/1/2025-9/30/2026**

1) Public Meeting Compliance

- a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2026
- b. Measurement: Number of regular Board meetings held as verified with meeting minutes
- c. Achieved: Yes _____ No _____

2) Access to Records Compliance

- a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
- b. Measurement: District staff will review the District's website at least once every six months to verify documents or links are provided on the District's website
- c. Achieved: Yes _____ No _____

3) District Engineer Site Inspection

- a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District
- b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2026.
- c. Achieved: Yes _____ No _____

4) Annual Budget Preparation

- a. Goal: Approve the preliminary budget for FY 2026/27 by June 15, 2026, set by Florida Statute, and Adopt the final budget for FY 2026/27 by September 30, 2026, set by Florida Statute
- b. Measurement: Preliminary budget for FY 2026/27 approved and final budget adopted by dates set by Florida Statute
- c. Achieved: Yes _____ No _____

5) Financial Audit

- a. Goal: Accept the FY 2024/25 annual audit by July 15, 2026
- b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2026
- c. Achieved: Yes _____ No _____

The above Performance Measures and Standards for FY 2026 were established by Saddle Creek Preserve of Polk County Community Development District Board of Supervisors on September 23, 2025.

Erica Miro Smith, Chair,
Board of Supervisors

Heath Beckett, District Manager

Saddle Creek Preserve of Polk County Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____

Chairman,
Board of Supervisors

District Manager



WALK-ON EXHIBIT A



From: Chuck Burnite <chuck@ghsenvironmental.com>
Sent: Monday, September 22, 2025 2:03 PM
To: Todd Amaden <tca@lesc.com>; Heath Beckett
<hbeckett@vestapropertyservices.com>; Shirley M. Conley
<sconley@vestapropertyservices.com>
Subject: Re: Saddle Creek Preserve - SWFWMD Letter

Hey all. Happy Monday!

I went to do the mitigation monitoring today. Three total areas: M1, M2 and M3.

M1 (pic 2492) and M2 (pic 2488) are basically bare dirt with some standing water. CDD will be starting over on both areas.

M3 (pic 2490) - pretty good shape. About 75% desirable species.

Also, for clarification, there is a natural wetland area directly adjacent to the east side of the main entrance. It is marked as Wetland H (pic 2496) on the plans. Mostly all bad plants. Looks like this area was sprayed in the past too but CDD needs to be careful spraying, especially next to the entrance. They would technically need authorization to spray in this wetland, but I think you can obtain authorization easily by arguing it is tied into a mitigation area, and you want to reduce the seed source. However, since there is nothing good in this wetland, SWFWMD will not want it to be completely void. So may need to plant it if they want to clean it up. Seemed like this area was an eyesore during discussion.

At this point, we have more negative than good to report to SWFWMD. My suggestion, CDD needs to submit a replanting plan for M1 and M2 as part of the monitoring report. If not, SWFWMD will probably respond to the report with a letter for corrective actions.

I know the CDD is considering a new vendor tomorrow. With the current condition of the mitigation areas, it may make the most sense to wait until they decide on a vendor and let the winning vendor submit the report, replanting plan, etc.

Have a great day!

Chuck Burnite

GHS Environmental

727-432-2820





M1
Replanting plan needed



M2



M3 pretty good shape.
About 75% desirable species.



Wetland H (natural wetland area)
No desirable species – needs
clearing/replanting plan recommended



EXHIBIT 9



SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on September 23, 2025, at a duly noticed public meeting, the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Rule or Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles Parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are Parked in a manner which violates this Rule. This Rule does not govern Parking on private residential lots.

SECTION 2. DEFINITIONS.

- A. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
- ii. Motor Vehicles with a trailer attached;
- iii. Motor coaches/homes;
- iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
- v. Mobile homes or manufactured homes.
- b. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- c. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- B. *Vessel.*** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

- C. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- D. *Tow-Away Zone*. District property for which the District is authorized to initiate a towing and/or removal action.
- E. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of Vehicles and Vessels as described herein. All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.”

SECTION 5. EXCEPTIONS.

- A. **DAYTIME PARKING.** Oversized Vehicles, Vessels, and Recreational Vehicles may be Parked on District roadways only when actively loading or unloading.
- B. **OVERNIGHT ON-STREET PARKING.** Oversized Vehicles, Vessels, and Recreational Vehicles are not permitted to be Parked on District roadways Overnight and shall be subject to towing at the owner’s expense.
- C. **OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, Vehicles may not Park Overnight at the amenity facilities. Daytime Parking is permitted for Oversized Vehicles and Vessels when actively loading or unloading.
- D. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- E. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.



- F. MANNER OF PARKING.** Any Vehicle or Vessel Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, fire hydrants, or District property; shall Park in the appropriate direction; and shall not be Parked such that they utilize additional spaces ,prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise pose a danger to the District, its residents and guests, the general public, or the property of same.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles or Vessels may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: September 23, 2025

EXHIBIT A
Designated Parking Areas

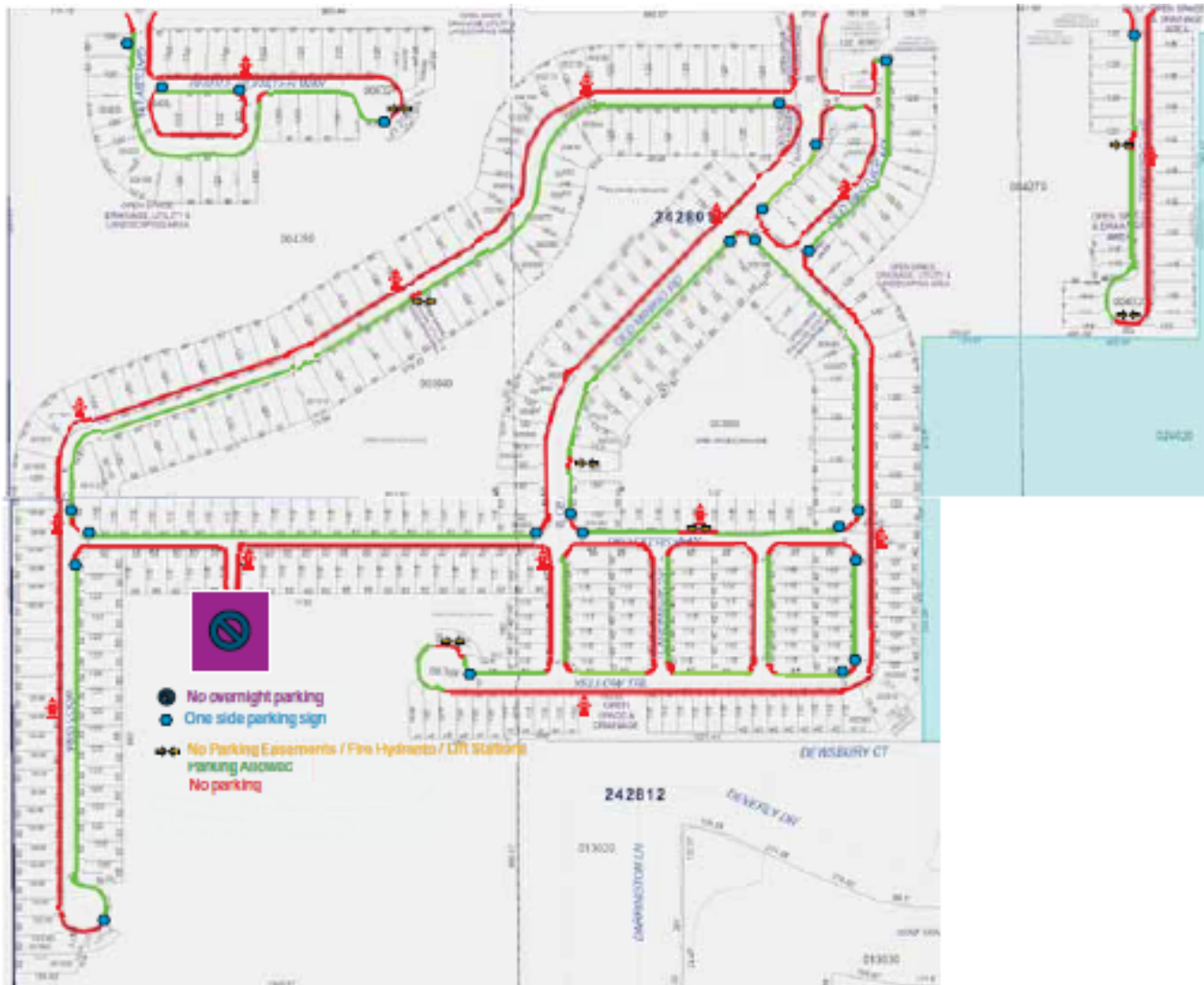


EXHIBIT 10



SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

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- iii. Motor coaches/homes;
- iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
- v. Mobile homes or manufactured homes.
- b. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- c. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- B. *Vessel.*** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

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- E. **MANNER OF PARKING.** Any Vehicle or Vessel Parked on District property must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, fire hydrants, or District property;



shall Park in the appropriate direction; and shall not be Parked such that they utilize additional spaces, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise pose a danger to the District, its residents and guests, the general public, or the property of same.

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EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: September 23, 2025

EXHIBIT A
Designated Parking Areas

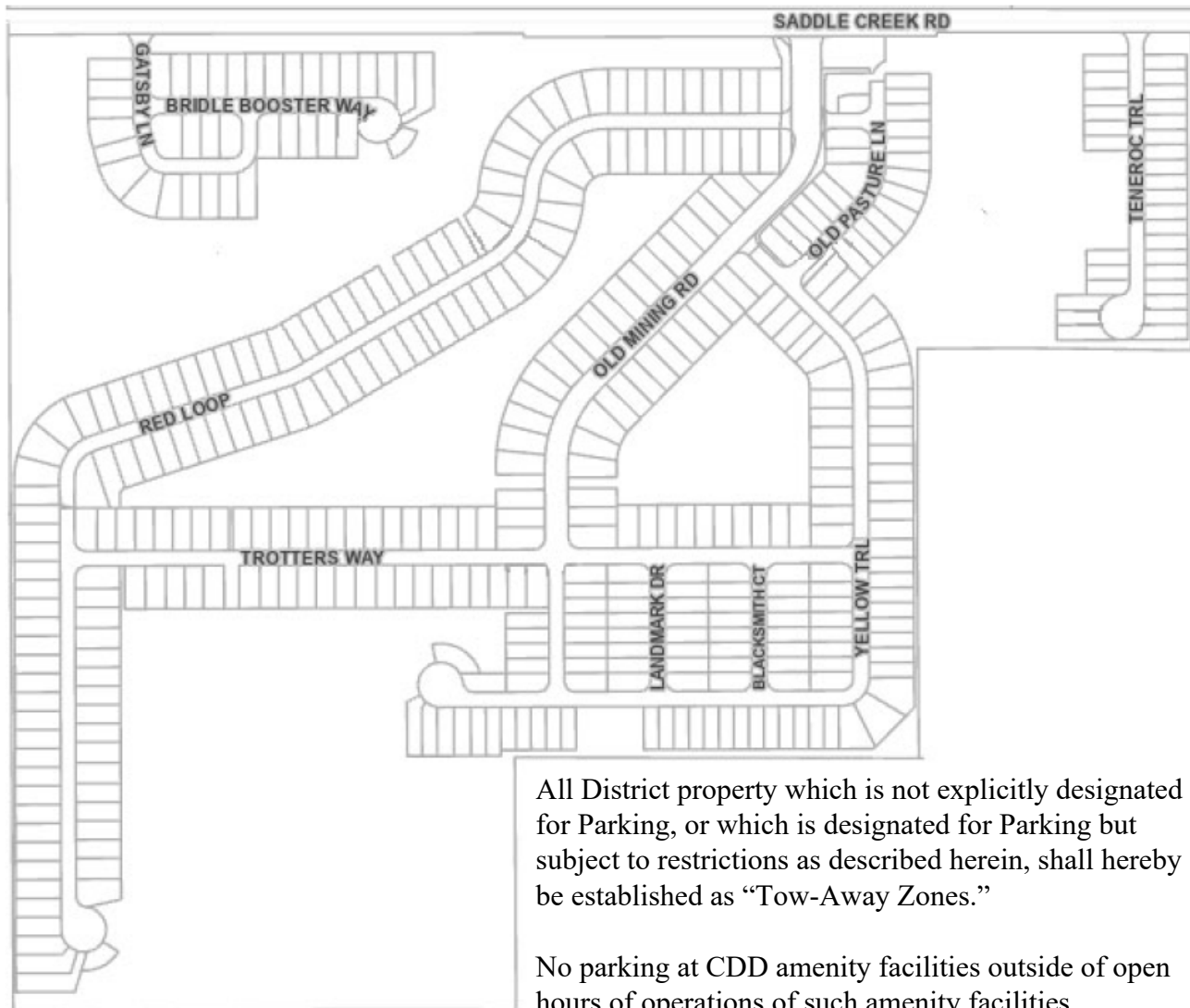


EXHIBIT 11



RESOLUTION 2025-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the 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 within Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rule making regarding the Rules and a public hearing was held at a meeting of the Board on September 23, 2025; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 23rd day of September 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

EXHIBIT 12



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FIRST ORDER OF BUSINESS:

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

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

Also present were:

Veronica Thomas (S4)	Board Supervisor, Vice Chair (<i>Virtually</i>)
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
Bert Smith	General Manager, Sitex Aquatics
Alex Kurth	Premier Lakes
Derek Wagner	CrossCreek Environmental
Chuck Burnite	GHS Environmental
Matt Goldrick	Steadfast Environmental

SECOND ORDER OF BUSINESS:

Audience Comments – Agenda Items (*Limited to 3 minutes per individual for agenda items*)

D ORDER OF BUSINESS: **Vendor Reports**

A. Exhibit 1: Aquatic Maintenance – *Sitex Aquatics*

Mr. Smith was asked about the impact of pond treatments on the wetland along the District’s frontage. Supervisors discussed testing the soil for chemicals that may be causing the plants to fail. Supervisors questioned the maintenance of vegetation along the Yellow Trail pond shoreline. Sitex only sprays invasive exotics which are then left to decay, vegetation cutbacks are not part of the maintenance scope.

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

Mr. Bobrowiecki presented the Landscape Maintenance Report, responded to Supervisor questions and discussed the scope of the presented proposals.

1. Consideration of Fast Property Services Proposals

a. Exhibit 3: Entry Island Mulch Reset - \$1,475.00

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replenish the entry island mulch in the amount of \$1,475.00, for Saddle Creek Preserve of Polk County Community Development District.

b. Exhibit 4: Entry Replanting - \$1,580.00

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replant the entry in the amount of \$1,580.00, for Saddle Creek Preserve of Polk County Community Development District.

c. Exhibit 5: Field Cleanup and Sod Installation \$1,300.00

On a MOTION by Ms. Martinez, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to clean up the field and install sod in the amount of \$1,300.00, for Saddle Creek Preserve of Polk County Community Development District.

d. Exhibit 6: Irrigation Box Replacement - \$375.00

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to replace an irrigation box in the amount of \$375.00, for Saddle Creek Preserve of Polk County Community Development District.

e. Exhibit 7: Palm Removal at Pool Area - \$175.00

On a MOTION by Ms. Martinez, SECONDED by Ms. Miro Smith, WITH ALL IN FAVOR, the Board approved Fast Property Services proposal to remove the Palm at pool area in the amount of \$175.00, for Saddle Creek Preserve of Polk County Community Development District.

Supervisors discussed the landscape maintenance agreement.

On a MOTION by Ms. Davis, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the Board approved extending the term of the landscape maintenance agreement with Fast Property Services through the end of FY 2026, for Saddle Creek Preserve of Polk County Community Development District.

C. Exhibit 8: Field Operations – *Michael Bush, Vesta District Services*

1. Update on Vesta Pro Access

Mr. Beckett advised that an update was pending.

Mr. Bush presented the Field Operations Report and responded to Supervisor questions. He discussed Supervisor requested items and approximate estimates. He requested Board direction on street sign repairs.

2. Exhibit 9: Update on Bulletin Board Request

Ms. Rinaldi advised of the First Amendment and freedom of speech issues that would impact the information posted on a CDD-owned and

79 maintained bulletin board. Providing the HOA with a license agreement
80 to install and maintain a bulletin board on District property was also
81 discussed.

82 On a MOTION by Ms. Morrobel, SECONDED by Ms. Martinez, WITH ALL IN FAVOR, the
83 Board approved the purchase of a bulletin board (model H-2857G) in the amount of \$1,025.00 and
84 its installation for an amount not to exceed \$500.00, for Saddle Creek Preserve of Polk County
85 Community Development District.

86 After further discussion Ms. Rinaldi was tasked with drafting a policy
87 outlining the criteria for what information would be posted.

88 3. Exhibit 10: Consideration of American Power Washing Proposal -
89 \$1,600.00

90 Mr. Bush reviewed the scope of the proposal and advised that additional
91 vendors had been contacted but they had not responded to set up a site
92 visit.

93 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Thomas, WITH ALL IN FAVOR, the
94 Board approved the American Power Washing proposal for cleaning the amenity center furniture,
95 entrance and pavers, in the amount of \$1,600.00, for Saddle Creek Preserve of Polk County
96 Community Development District.

97 4. Update on Repair or Replacement of Hand Dryer in Women's Restroom

98 On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the
99 Board authorized Mr. Bush to replace the hand dryer in the women's restroom for an amount not
100 to exceed \$650.00, for Saddle Creek Preserve of Polk County Community Development District.

101 *Discussion moved to V.A. Consideration of aquatic Maintenance Proposals before proceeding to*
102 *IV. Supervisor Requests.*

103 **FOURTH ORDER OF BUSINESS: Supervisor Requests**

104 A. Exhibit 11: Discussion on Parking Concerns (*Miro Smith*)

105 Supervisors reviewed feedback from the community regarding street parking.
106 Discussion followed on multi-vehicle households, guest parking, and accessibility
107 for emergency, commercial and school vehicles, as well the driveway
108 ingress/egress issues that residents experience.

109 *Quorum held when Ms. Davis left the meeting at 4:19 p.m.*

110 B. Discussion on Landscape Maintenance Service (*Miro Smith*)

111 *This item was discussed during III.B. Landscape Maintenance Report.*

112 C. Walk-on Exhibit A: Discussion on Verge at Old Mining Road and Red Loop
113 (*Morrobel*)

114 Ms. Morrobel raised the possibility of paving the verge that generally retains
115 water and is being driven over or parked on.

116 D. Discussion on Bench Installation (*Morrobel*)

The possible installation of a bench at the corner of Old Mining Road and Red Loop was raised. The District Engineer will need to confirm that the area can be paved and a bench installed.

Mr. Bush was asked to obtain a quote for a bench pending the District Engineer's affirmation that a bench may be installed in the suggested location.

FIFTH ORDER OF BUSINESS: Business Items

A. Exhibit 12: Consideration of Aquatic Maintenance Proposals

This item was addressed out of order after III.C. Field Operations.

1. Crosscreek Environmental (12 Visits, Free Callback) - \$16,560.00/Yr
2. GHS Environmental (12 Visits) - \$18,480/Yr
 - a. Plan for Quarterly Wetland Mitigation Maintenance and Annual Monitoring and Reporting on Permit #4344474.000 - \$4,600.00/Yr
3. Lake Doctors (12 Visit, Free Callback) - \$37,080.00/Yr
4. Premier Lakes (18 visits, Free Callbacks) - \$18,000.00/Yr
5. Steadfast (24 Visits) - \$18,660.00/Yr

Each vendor representative in attendance was given the opportunity to present their proposal and respond to Supervisor questions. Mr. Burnite advised that the District's March reporting requirement had yet been completed for the SWFWMD permit.

Vendors were asked to resubmit their proposal with the inclusion of maintenance and reporting for the wetland/conservation area.

Supervisors discussed the terms of the Sitex contract which ends Sept 30, 2025.

Discussion moved back to IV. Supervisor Requests before proceeding to the next item.

B. Exhibit 13: Adoption of **Resolution 2025-22, Setting FY 2026 Meeting Schedule**

Mr. Beckett reviewed the proposed schedule. Meetings will be held on the fourth Tuesday of the month at 6 p.m. at the Auburndale Historic Depot.

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board adopted **Resolution 2025-22, Setting FY 2026 Meeting Schedule**, for Saddle Creek Preserve of Polk County Community Development District.

SIXTH ORDER OF BUSINESS: Staff Reports

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

1. Discussion on Conservation Area Identification and Boundaries
2. Update on Sidewalk Review

Mr. Beckett did not have an update on the punch list repair of the cracked and depressed sidewalks by Lennar.

3. Walk-on Exhibit B: Discussion on Pond 6B Erosion

Mr. Beckett advised that the District Engineer had noted some erosion beginning at pond 6B that needs to be monitored for future repairs. Supervisors advised Mr. Beckett of additional locations that need to be reviewed for future erosion repairs.

B. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*

Ms. Rinaldi reviewed the items covered in a recent email to Supervisors Sunshine and public records laws and clarified a response on Supervisors communicating with residents. She will work with Mr. Beckett to set a date for the CDD 101 presentation.

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

1. Exhibit 14: Discussion on CDD Website Transition

Ms. Rinaldi discussed the status of negotiations with SchoolNow.

a. Previously Approved SchoolNow Proposal

b. Alternate VGlobalTech Proposal

On a MOTION by Ms. Miro Smith, SECONDED by Ms. Morrobel, WITH ALL IN FAVOR, the Board rescinded approval of the SchoolNow proposal for website hosting and maintenance and authorized staff to begin negotiations with VGlobalTech, for Saddle Creek Preserve of Polk County Community Development District.

~~2. Update on Vesta Pro Access~~

This item was struck as a duplicate of agenda item III.C.1.

SEVENTH ORDER OF BUSINESS: Consent Agenda

A. Exhibit 15: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025

B. Exhibit 16: Acceptance of the July 2025 Unaudited Financial Report

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

EIGHTH ORDER OF BUSINESS: Audience Comments – Non-Agenda Items and New Business
(Limited to 3 Minutes Per Person)

A comment was heard on whether towing would impact commercial vehicles during business hours.

NINTH ORDER OF BUSINESS: Security Matters

A. **Closed Session** *(No Action Will Be Taken During the Closed Session)*

1. Discussion on District's Security Matters

189 There being no security matters to discuss in a closed session, the next item
190 followed.

191 B. Consideration of Action Relating to Security Matters

192 There being none, the next item followed.

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

194 *The next Saddle Creek Preserve of Polk County Community Development District meeting is*
195 *scheduled for 2:00 p.m. on September 23, 2025 at The Hampton Inn - Lakeland, 4420 N. Socrum*
196 *Loop Rd., Lakeland, Florida 33809.*

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

198 **District Manager**

- 199 • Price a soil test for the front wet land area.
- 200 • Follow up with Mr. Darin regarding the field request ticketing
201 system/reporting platform.
- 202 • Discuss on SWFWD reporting with District Engineer - find out why this
203 wasn't filed. Review permit information on
204 <https://www.swfwmd.state.fl.us/>
- 205 • Confirm with District Engineer that bench may be installed at proposed
206 location
- 207 • Connect with Lennar regarding sidewalk repairs
- 208 • Add closed session to next agenda – pending camera proposals

209 **Field Manager**

- 210 • Request proposals for shade structures
- 211 • Order bench and schedule install – contingent on District Engineer
212 confirming no regulations preventing installation at proposed site.
- 213 • Order No parking/towing signs (towing company)

214 **District Engineer**

- 215 • Review 1958 Red Loop for erosion

216 **District Counsel**

- 217 • Draft policy for what can be posted on a bulletin board

218 **TWELFTH ORDER OF BUSINESS: Adjournment**

219 On a MOTION by Ms. Morrobel, SECONDED by Ms. Miro Smith, WITH ALL IN FAVOR, the
220 Board adjourned the meeting at 4:50 p.m., for Saddle Creek Preserve of Polk County Community
221 Development District.

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

225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
226 **noticed meeting held on September 23, 2025.**

227 _____
228 ☐ Heath Beckett, Secretary ☐ Erica Miro Smith, Chair
229 ☐ _____, Assistant Secretary ☐ Veronica Thomas, Vice Chair



EXHIBIT 13



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

August 31, 2025



Saddle Creek Preserve CDD
Balance Sheet
August 31, 2025

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
Assets:							
Operating Account - Truist	\$ 128,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,348
Operating Account - BU	111,056	-	-	-	-	-	111,056
Money Markey - BU	290,687	-	-	-	-	-	290,687
State Board Assessment		154,426	-	-	-	-	154,426
Investments:	-	-	-	-	-	-	-
Revenue Trust Fund	-	-	153,886	240,063	-	-	393,949
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,750	143,826	-	-	300,576
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	-	-	-	-	-	-	-
Due from Other Funds	-	-	6,620	6,081	-	-	12,701
Prepaid Items	673	-	-	-	-	-	673
Total Assets:	\$ 530,765	\$ 154,426	\$ 317,256	\$ 389,970	\$ 2	\$ -	\$ 1,392,420
Liabilities:							
Accounts Payable	\$ 9,685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,685
Due to Other Funds	12,701	-	-	-	-	-	12,701
Deferred Revenue - On Roll	-	-	-	-	-	-	-
							-
Fund Balance:							-
Nonspendable	673	-	-	-	-	-	673
Assigned	-	154,426	-	-	-	-	154,426
Restricted	-	-	317,256	389,970	2	-	707,229
Unassigned	507,705	-	-	-	-	-	507,705
Total Liabilities & Fund Balance:	\$ 530,765	\$ 154,426	\$ 317,256	\$ 389,970	\$ 2	\$ -	\$ 1,392,420



Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through August 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of August	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ -	\$ 608,543	\$ 4,000	100.66%
Interest	-	1,210	13,504	13,504	-
Miscellaneous	-	90	200	200	-
Total Revenue	\$ 604,543	\$ 1,300	\$ 622,248	\$ 17,705	102.93%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	1,600	7,400	(4,600)	61.67%
FICA Expenses	-	-	275	275	-
Engineering Services	15,000	-	1,013	(13,988)	6.75%
Dissemination Agent	7,875	625	12,313	4,438	156.35%
Assessment Administration	5,565	13,388	19,508	13,943	350.55%
Arbitrage	900	-	900	-	100.00%
Legal Services	25,000	6,594	51,819	26,819	207.28%
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	39,306	(5,694)	87.35%
Information Technology	1,890	125	3,657	1,767	193.47%
Website Maintenance	1,260	-	910	(350)	72.22%
Postage & Delivery	500	-	591	91	118.15%
Insurance	6,500	-	6,161	(339)	94.78%
Copies	500	-	21	(479)	4.14%
Legal Advertisements	2,500	918	5,652	3,152	226.06%
Other Current Charges	1,000	121	1,851	851	185.07%
Office Supplies	100	-	26	(74)	26.48%
Regulatory & Permit Fees	175	-	175	-	100.00%
Total General Administrative	141,347	25,288	167,868	26,521	118.76%
Operations and Maintenance					
Field					
Property Insurance	16,000	-	12,114	(3,886)	75.71%
Field Management	17,530	1,417	15,966	(1,564)	91.08%
Landscape Maintenance	107,400	1,150	84,399	(23,001)	78.58%
Landscape Replacement	25,000	3,310	4,795	(20,205)	19.18%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	1,515	15,150	(3,030)	83.33%
Streetlights	49,500	1,785	19,637	(29,863)	39.67%
Electric	5,500	1,635	7,501	2,001	136.39%
Water & Sewer	1,500	43	1,051	(449)	70.08%
Sidewalk & Asphalt Maintenance	2,500	-	18,865	16,365	754.58%
Irrigation Repairs	7,500	-	693	(6,807)	9.24%
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	10,854	212,509	(76,711)	72.72%
Amenity					
Amenity Electric	14,400	573	6,656	(7,744)	46.22%



Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through August 31, 2025

	FY2025 Adopted Budget	FY2025 Actual Month of August	FY2025 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Amenity Water	5,000	89	246	(4,754)	4.92%
Internet	1,650	155	1,471	(179)	89.12%
Pest Control	1,440	120	1,200	(240)	83.33%
Janitorial Services	10,200	-	6,125	(4,075)	60.05%
Security Services	30,000	1,849	15,016	(14,984)	50.05%
Pool Maintenance	19,200	1,719	16,679	(2,521)	86.87%
Amenity Repairs & Maintenance	10,000	-	5,773	(4,227)	57.73%
Amenity Management	10,000	750	750	(9,250)	7.50%
Contingency	10,000	-	250	(9,750)	2.50%
Total Amenity Center Operations	111,890	5,255	54,166	(57,724)	48.41%
Total Operations & Maintenance	404,100	16,108	266,675	(134,435)	65.99%
Capital Reserves	59,096			(59,096)	0.00%
Total Expenditures	\$ 604,543	\$ 41,396	\$ 434,543	\$ (167,010)	71.88%
Revenues Over/(Under) Expenditures	\$ -	\$ (40,096)	\$ 187,705	\$ 184,715	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-		-	-	
Transfers Out	-		(59,113)	59,113	
TOTAL OTHER FINANCING SOURCES/(USES)	-	(40,096.47)	(59,113.48)	59,113.48	
FUND BALANCE BEGINNING			379,787		
Net Changes in fund balance			128,591	243,828	
FUND BALANCE, ENDING			\$ 508,378	\$ 243,828	

Saddle Creek Preserve CDD

Capital Reserves

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2024 through August 31, 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 August 31, 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	14,070	10,610	406.65%
Miscellaneous		-	-	-
Total Revenue	\$ 316,960	\$ 329,774	\$ 12,814	104.04%
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	15,874		518.77%
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	15,874	-	
FUND BALANCE, ENDING	\$ 3,060	\$ 317,256	\$ -	

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 August 31, 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	14,256	11,606	537.94%
Miscellaneous	-	-	-	-
Total Revenue	\$ 290,303	\$ 304,282	\$ 11,606	104.82%
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	20,998	16,606	1040.02%
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	20,998	16,606	
FUND BALANCE, ENDING	\$ 2,019	\$ 389,970	\$ 16,606	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2024 through August 31, 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 August 31, 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

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 - 6/30/25)		17,445.63	67,261.43
08/12/2025	200002	All American Lawn & Tree Specialist, LLC	Invoice: 43755 (Reference: Pest Control.) Invoice: 42889 (Reference: Tree Trimming)		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.) Invoice		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: 1	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