



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

March 24, 2026

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, March 24, 2026 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, March 24, 2026
 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)			
Erica Miro Smith (2-C)			
Angela Martinez (3)			
Veronica Thomas (4-VC)			
(5)			

Staff/Vendors

Heath Beckett, Vesta District Services

Michael Bush, Vesta District Services

Grace Rinaldi, Kilinski Van Wyk

Tom Amaden, Landmark Engineering

Katie Vander Meade, 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:

SEAT 5 VACANCY

- | | | |
|----|--|-----------------------------|
| A. | Consideration of Supervisor Candidates | <i>Under Separate Cover</i> |
| B. | Administration of Oaths of Office | <u>EXHIBIT 1</u> |
| C. | Adoption of Resolution 2026-07, Electing Officers | <u>EXHIBIT 2</u> |
| D. | Review of Sunshine and Public Record Laws | |

References:

[Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

[Government in the Sunshine Training](#)

[Free Resources for Required Ethics Training](#)

FOURTH ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- | | | |
|----|---|-------------------------|
| A. | District Engineer – <i>Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.</i> | |
| B. | Aquatic Maintenance – <i>Chuck Burnite, GHS Environmental</i> | <u>EXHIBIT 3</u> |
| 1. | GHS Environmental Proposal for Mitigation Area Planting | <u>EXHIBIT 4</u> |



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*
- D. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 5**
 - 1. Presentation of Field Requests – *None Received*
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
 - 1. Discussion on Revised Parking and Parking Enforcement Policy **EXHIBIT 6**
 - a. Consideration of Resolution 2026-08 Setting Public Hearing for Amended Parking and Parking Enforcement Policy
- F. District Manager – *Heath Beckett, Vesta District Services*

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Special Meeting Held February 24, 2026 **EXHIBIT 7**
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 24, 2026 **EXHIBIT 8**
- C. Acceptance of the February 2026 Unaudited Financial Reports **EXHIBIT 9**
- D. Ratification of GHS Environmental Invoice for Vegetation Clearing at Ponds 4, 5, 6A & 6B Mitered End Sections - \$500.00 **EXHIBIT 10**

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS (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			

Tuesday, April 28, 2026
Budget Workshop at 5 p.m.
Closed Session – Security at 5:30 p.m.
Regular Meeting 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

Saddle Creek Preserve of Polk County Community Development District



- Major Roads
- Highways
- Waterbodies
- Parcels
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- HALFFOOT2023
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Lift Stations
Pond numbers

0 265 530 1,060 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida
July 25, 2025



EXHIBIT 1



**Saddle Creek Preserve of Polk County Community Development District
Board of Supervisors Oath of Office**

I, _____, a citizen of the United States of America, and a resident of the State of Florida, and a resident of the Saddle Creek Preserve of Polk County Community Development District (the "District") having been appointed / elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Saddle Creek Preserve of Polk County Community Development District, located in Polk County, Florida.

Signature

Date

STATE OF FLORIDA
COUNTY OF POLK

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20__ by _____, who is personally known to me or who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Notary Public State of Florida

(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)



OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of POLK

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT SUPERVISOR

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

(Affix Seal Below)

Sworn to and subscribed before me by means of ____ *physical presence*
Or ____ *online notarization* this ____ day of _____, 20____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known *or Produced Identification*

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

EXHIBIT 2



RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District (“**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 Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of March 2026.

ATTEST:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors



EXHIBIT 3
PENDING



EXHIBIT 4
PENDING



**EXHIBIT 5
PENDING**



EXHIBIT 6



RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District (“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, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (the “Rule”). A proposed copy of the Rule is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rule at a meeting of the Board to be held on **June 23, 2025, at 6:00 p.m. at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of March 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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



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

[Begins on following page]



EXHIBIT 7



1 **MINUTES OF MEETING**
2 **SADDLE CREEK PRESERVE OF POLK COUNTY**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Special Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk
5 County Community Development District was held on Tuesday, February 24, 2026 at 5:30 p.m.,
6 at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Beckett called the meeting and conducted roll call.

10 Present and constituting a quorum were:

11 Erica Miro Smith (S2)	Board Supervisor, Chair
12 Angela Martinez (S3)	Board Supervisor, Assistant Secretary
13 Veronica Thomas (S4)	Board Supervisor, Vice Chair

14 Also present were:

15 Vickie Davis (S1)	Board Supervisor, Assistant Secretary (<i>Virtually</i>)
16 Heath Beckett	District Manager, Vesta District Services
17 Michael Bush	Field Manager, Vesta District Services
18 Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC

19 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (Limited to
20 3 minutes per individual for agenda items)

21 **THIRD ORDER OF BUSINESS: SECURITY MATTERS**

22 A. Discussion on Security System Plan

23 Board direction was to schedule a Closed Session for the March meeting date.

24 Proposals were requested for additional security equipment.

25 **FOURTH ORDER OF BUSINESS: Adjournment**

26 On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro Smith, WITH ALL IN FAVOR,
27 the Board adjourned the meeting at 5:50 p.m., for Saddle Creek Preserve of Polk County
28 Community Development District.

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



33 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
34 **meeting held on March 24, 2026.**

35 _____
36 Heath Beckett, Secretary

_____ Erica Miro Smith, Chair

DRAFT



EXHIBIT 8



1 **MINUTES OF MEETING**
2 **SADDLE CREEK PRESERVE OF POLK COUNTY**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk
5 County Community Development District was held on Tuesday, February 24, 2026 at 6:00 p.m.,
6 at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS:**

ROLL CALL

9 Mr. Beckett called the meeting and conducted roll call.

10 Present and constituting a quorum were:

11 Vickie Davis (S1)	Board Supervisor, Assistant Secretary
12 Erica Miro Smith (S2)	Board Supervisor, Chair
13 Angela Martinez (S3)	Board Supervisor, Assistant Secretary
14 Veronica Thomas (S4)	Board Supervisor, Vice Chair

15 Also present were:

16 Heath Beckett	District Manager, Vesta District Services
17 Kyle Darin	Regional Director, Vesta District Services
18 Michael Bush	Field Manager, Vesta District Services
19 Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
20 Todd Amaden	District Engineer, Landmark Engineering & 21 Surveying Corp. (<i>Virtually</i>)
22 Katie Vander Meade	District Engineer, Landmark Engineering & 23 Surveying Corp. (<i>Virtually</i>)
24 Chuck Burnite	GHS Environmental
25 Raymond Bobrowiecki	Fast Property Services

26 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS – Agenda Items (Limited
27 to 3 minutes per individual for agenda items)

28 Mr. Darin introduced himself and addressed the audience. He clarified expectations for
29 a CDD meeting:

30 CDDs are a small unit of local government and meetings are to run in the same
31 manner as a County commissioner meeting. An opportunity for the public to make
32 comments is mandated by law and is usually provided at the beginning of a
33 meeting to allow feedback on agenda items prior to the Board considering a
34 matter. Comments should be concise, limited to 3 minutes per person.

35 If a second comments period is provided at the end of a meeting it is for any other
36 business, or to allow for comments that come to mind during the meeting. The
37 comments period is not a question and answer session; Supervisors and staff may
38 choose to answer a question, but it is not required and should not be expected.



39 For answers to questions, the public was directed to the District’s website,
40 questions may be communicated directly to Supervisors and primarily staff via
41 email, maintenance requests may be submitted.

42 After the Comments period closes, it is important to understand that the Board
43 will converse amongst themselves and with staff - that is the time for them to
44 conduct business. If during the meeting there is something that an audience
45 member disagrees with, they can bring it up at the end of the meeting during the
46 second Audience Comments section.

47 Feedback should be delivered respectfully and decorum maintained. Passionate
48 feedback is great, but when it turns to a potential threat, shouting, screaming,
49 something that is perceived to be aggressive towards Supervisors or staff, that will
50 result in pausing or stopping the meeting and could cause progress made during
51 the meeting to be lost.

52 **THIRD ORDER OF BUSINESS: SEAT 5 VACANCY**

53 A. EXHIBIT 1: Acceptance of Seat 5 Supervisor Resignation

54 It was clarified that a Supervisor may resign at any time.

55 On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro Smith, OPPOSED by Supervisor
56 Thomas, the Board accepted Ms. Morrobel’s resignation from the Board of Supervisors, for
57 Saddle Creek Preserve of Polk County Community Development District.

58 No candidates were nominated. Board consensus was for staff to post a request for
59 resumes for the vacant seat on the District’s website and for candidates who had
60 previously submitted a resume to be interviewed at the next meeting.

61 B. Consideration of Supervisor Candidates

62 C. EXHIBIT 2: Administration of Oaths of Office

63 D. EXHIBIT 3: Adoption of **Resolution 2026-07, Electing Officers**

64 E. Review of Sunshine and Public Record Laws

65 References:

66 [Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees](#)

67 [Government in the Sunshine Training](#)

68 [Free Resources for Required Ethics Training](#)

69 **FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE**

70 A. District Engineer – *Todd Amaden/Katie Vander Meade, Landmark Engineering &*
71 *Surveying Corp.*

72 1. EXHIBIT 4: Discussion on Additional Parking Project Cost Estimate



73 Mr. Amaden discussed the five parking areas with approximate costs.
74 After discussing the locations with a Polk County engineer, the
75 recommendation was to use gravel base, which would be maintainable,
76 have less run-off than asphalt and would be cheaper. In general, with
77 some curb and sidewalk relocations, clearing and gravel installation, the
78 smaller areas would cost approximately \$50,000 - \$100,000, with the
79 larger area conservatively estimated at \$250,000. If they are to be
80 designed and permitted at one time and then construction was phased,
81 the construction cost may be less. Costs are dependent on design and
82 permitting and an understanding of the actual scope. The District
83 Engineer would complete the design, then construction bids would be
84 requested. Survey and design costs were factored into the estimates.
85 The hourly rate would apply for the District Engineer to design the
86 project with the Board approving a not to exceed amount. Each area
87 requires a survey, then the designs drawn up and decide on how much
88 permitting is required, i.e. gravel parking would be exempt from a
89 SWFWMD permit, but Polk County may have utilities running beneath
90 the area, so they will have input on the design.

91 Grass is estimated to be 20-30% of the cost of the gravel, but long-term
92 maintenance costs would be higher. Grass based parking generally does
93 better with limited use, such as once a week as overflow parking, but
94 would not hold up under everyday usage and result in high maintenance
95 costs.

96 Mr. Amaden recommended surveying and designing the recommended
97 locations as the first step so that hard costs could be presented.

98 In response to Supervisor questions, he advised that utilities run in the
99 easements along the road would be of concern for the municipality with
100 oversight of the utilities. A not to exceed of \$50,000 was suggested for
101 the survey and design portion, and phased construction would incur
102 higher mobilization costs.

103 Supervisor Thomas suggested partnering with the HOA to assess costs on
104 the residents who require additional household parking rather than
105 blanket assessments on all residents. She expressed concern regarding
106 regulating use and the associated maintenance costs.

107 Ms. Rinaldi advised that District's funds must be used for a public
108 purpose, i.e. largely for the benefit of and open to the public. Parking
109 rules similar to those currently in place could be adopted for the
110 additional parking spaces and a conversation regarding what control the
111 HOA envisions for those spaces could be had if the Board wished to
112 consider delegating authority to enforce parking in those areas to the
113 HOA, being mindful of requirements for public access if public funds are



114 used. There may be more flexibility if the HOA funds the build-out of the
115 parking spaces and the District provides a license agreement to the HOA
116 for the use of District property. She added that an Operations and
117 Maintenance line item could be added to the next budget which would
118 allocate funds from the assessments to the project.

119 Discussion followed on surveying residents for input on funding the
120 installation and maintenance of additional parking and maintenance of
121 the parking infrastructure.

122 2. Discussion of Temporary Parking (*Miro Smith*)

123 This item was tabled.

124 3. Discussion on Sidewalk Obstructions/Apron Parking (*Martinez*)

125 Supervisors discussed the obstruction of sidewalks caused by apron
126 parking. Ms. Rinaldi explained that the apron is part of the right-of-way
127 and vehicles are subject to towing. It would be a Board decision whether
128 to enforce towing from the apron or only on the asphalt portion of the
129 right-of way. If towing from the apron is not enforced by the District,
130 that does not negate another entity from enforcing an ordinance or code
131 for which they have jurisdiction. Following discussion on parking
132 enforcement on the apron with sidewalk encroachment, Ms. Rinaldi
133 stated that once the amendment to the current towing rules is approved,
134 updates to the signage would be required to provide proper notice of the
135 change to the policy.

136 A resolution to set a public hearing and a draft of the parking rules
137 revised to clarify no parking on the apron or sidewalks between 10 p.m.
138 and 6 a.m. will be presented at the next meeting for further discussion.

139 4. Discussion on Traffic Sign Enforcement (*Martinez*)

140 Enforcement of the 25 mph speed limit on Old Mining Road and the 20
141 mph speed limit throughout the rest of the community was discussed,
142 leading to a discussion on a radar speed sign that records the traffic data.

143 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
144 the Board approved the purchase of radar speed signs in an amount not to exceed \$4,000.00, for
145 Saddle Creek Preserve of Polk County Community Development District.

146 5. Discussion of Traffic Calming Options (Speed Humps) (*Miro Smith*)

147 This item was deferred pending a review of the effectiveness of radar
148 signs and extra duty officers.

149 6. Discussion on Community Play Area Options (*Davis*)

150 After discussion this item was tabled.



151 B. EXHIBIT 5: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*
152 Mr. Burnite presented the Aquatic Maintenance Report advising that the
153 mitered end sections were cleared and a proposal for replanting the mitigation
154 area will be presented at the next meeting. Planting would coincide with the
155 rainy season. Erosion was noted at a couple of ponds – this information has
156 been forwarded to the District Engineer to create a scope of work so proposals
157 can be requested.

158 C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*
159 1. EXHIBIT 6: Consideration of Fast Property Services Proposal for Pool
160 Landscape Refurbishment - \$10,164.00 - \$11,864.00
161 Mr. Bobrowiecki discussed the plant and material choices for the pool
162 landscape and responded to Supervisor questions. Mr. Beckett provided
163 input on fund allocation.

164 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
165 the Board approved the Fast Property Services proposal for pool landscape refurbishment with
166 river rock in the amount of \$10,844.00, for Saddle Creek Preserve of Polk County Community
167 Development District.

168 D. EXHIBIT 7: Field Operations – *Michael Bush, Vesta District Services*
169 Mr. Bush reviewed the Field Operations Report and responded to Supervisor
170 questions. The Board consented to funding the repainting of the stop bars.

171 1. Presentation of Field Requests – *None Received*

172 *The meeting moved to item VII. AUDIENCE COMMENTS – New Business before*
173 *proceeding to the next item.*

174 E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*

175 *This item was presented out of order after IV.F. District Manager.*

176 1. EXHIBIT 8: Adoption of **Resolution 2026-08, Scheduling Landowners’**
177 **Meeting and Election (Seat 4)**

178 Ms. Rinaldi discussed the resolution. She explained the process for the
179 general election for the two seats with terms expiring November 2026
180 and the landowners’ election for the remaining seat whose term is
181 expiring November 2026, and stated that if no one is elected to the seats
182 up for election, the Board appoints a Supervisor to the vacant seats. The
183 Landowners’ Meeting was scheduled for November 19, 2026.

184 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
185 the Board approved the adoption of **Resolution 2026-08, Scheduling Landowners’ Meeting and**
186 **Election (Seat 4)**, for Saddle Creek Preserve of Polk County Community Development District.



- 187 F. District Manager – *Heath Beckett, Vesta District Services*
- 188 1. EXHIBIT 9: Discussion on Old Mining/Red Loop Intersection Parking
- 189 Discussion followed on the impact of engaging an extra-duty officer
- 190 during peak hours to issue tickets. It was noted that anyone can call the
- 191 Polk County Sheriff’s office and report a traffic violation such as parking,
- 192 standing or stopping a vehicle at the side of a road within 30 ft of any
- 193 stop sign.
- 194 2. WALK-ON EXHIBIT A: Consideration of Facility Use Request – Morrobel
- 195 April 4
- 196 Ms. Rinaldi recommended requiring special events insurance be obtained
- 197 by the resident hosting the event (typically a rider issued by the
- 198 homeowner’s insurance company) given the type of event and
- 199 anticipated turn out. If the HOA chooses to host the community event,
- 200 their insurance would usually cover the event, the District would then
- 201 request a license agreement.

202 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Miro Smith, WITH ALL IN FAVOR,
203 the Board approved the April 4, 2026 Facility Use Request by Ms. Morrobel subject to
204 confirmation from the HOA that they will host the community event and provide the appropriate
205 insurance coverage, for Saddle Creek Preserve of Polk County Community Development District.

206 *Discussion moved back to the IV.E. District Counsel before moving to the next Order of*
207 *Business.*

208 **FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

- 209 A. Discussion on List of Community Improvements (*Martinez*)
- 210 Supervisors discussed defining improvements over maintenance.
- 211 B. Discussion on Use of District Property (*Martinez*)
- 212 Supervisor discussed a confrontation between residents on the use of District
- 213 property. It was clarified that residents may walk on District property not
- 214 designated as conservation area.
- 215 C. Discussion of Stop Sign at Trotters Way and Old Mining Road (*Miro Smith*)
- 216 Supervisor Miro Smith will forward the information to Mr. Beckett for the stop
- 217 sign replacement.

218 **SIXTH ORDER OF BUSINESS: CONSENT AGENDA**

- 219 A. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular
- 220 Meeting Held January 27, 2026 (Revised)
- 221 B. EXHIBIT 11: Acceptance of the January 2026 Unaudited Financial Reports
- 222 C. EXHIBIT 12: Ratification of Big Jays Towing Agreement



223 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR,
224 the Board approved Consent Agenda – items A-C as presented, for Saddle Creek Preserve of Polk
225 County Community Development District.

226 **SEVENTH ORDER OF BUSINESS:** **AUDIENCE COMMENTS – New Business** (Limited
227 to 3 minutes per individual for non-agenda items)

228 *This item was heard out of order, after IV.D. Field Operations.*

229 Mr. Darin repeated his earlier comments regarding the process of a CDD meeting,
230 clarification of the Audience Comments portion of the agenda and the role of the
231 District Manager.

232 Comments were heard on the cost for additional parking, requiring permits/passes for
233 utilization of the additional parking spaces, whether the neighborhood was built to
234 Code, the presentation of documentation to support the parking allowance for
235 unmarked law enforcement vehicles, the installation of a camera at the front entrances,
236 converting the dog park to a recreation area for older children, implementation of one
237 way streets to assist with traffic flow, removing the curbs to widen the streets, holding
238 Lennar responsible for the street parking issue, driveway widths, surveying residents
239 regarding parking matters, the installation of speed bumps on Old Mining Road to deter
240 speeding, the pool landscape refurbishment project, landscape maintenance behind a
241 resident's property, the responsiveness of the towing company, and parking on the
242 grass.

243 Supervisor Martinez thanked the public for attending and providing their comments.

244 Supervisors discussed the on-street parking of the off-duty law enforcement officer's
245 vehicle.

246 Upon Supervisor Miro Smith's requested, Board consensus was for Supervisor Thomas
247 to take over responsibility of posting District information on the bulletin board.

248 **EIGHTH ORDER OF BUSINESS:** **NEXT MEETING QUORUM CHECK**

249 *The next Saddle Creek Preserve of Polk County Community Development District meeting is*
250 *scheduled for 6:00 p.m. on March 24, 2026 at Auburndale Historic Depot, 120 W. Park Street,*
251 *Auburndale, Florida 33823.*

252 Supervisors Miro Smith and Martinez affirmed their intent to attend the meeting in
253 person.

254 **NINTH ORDER OF BUSINESS:** **ACTION ITEM SUMMARY**

255 **District Manager**

- 256 • Inform resident with unmarked law enforcement vehicle that the Board
257 will not waive the parking enforcement policy.



258 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

259 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
260 the Board adjourned the meeting at 8:43 p.m., for Saddle Creek Preserve of Polk County
261 Community Development District.

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

266 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
267 **meeting held on March 24, 2026.**

268 _____
269 Heath Beckett, Secretary

_____ Erica Miro Smith, Chair

DRAFT



EXHIBIT 9



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

February 28, 2026



Saddle Creek Preserve CDD
Balance Sheet
February 28, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
Assets:							
Operating Account - BU	\$ 84,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,303.05
Money Market - BU	1,401,377	-	-	-	-	-	1,401,377
State Board Assessment	-	158,180	-	-	-	-	158,180
Investments:							
Revenue Trust Fund	-	-	70,916	51,920	-	-	122,837
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,257	143,374	-	-	299,631
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	5,365	63,473	2,782	2,558	-	-	74,178
Due from Other Funds	6,470	-	311,566	286,521	-	-	604,558
Prepaid Items	370	-	-	-	-	-	370
Total Assets:	\$ 1,497,886	\$ 221,653	\$ 541,522	\$ 484,374	\$ 2	\$ -	\$ 2,745,437
Liabilities:							
Accounts Payable	\$ 7,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,540
Due to Other Funds	598,087	-	3,372	3,098	-	-	604,558
Deferred Revenue - On Roll	5,365	63,473	2,782	2,558	-	-	74,178
Total Liabilities:	\$ 610,992	\$ 63,473	# \$ 6,154	\$ 5,656	\$ -	\$ -	\$ 686,276
Fund Balance:							
Nonspendable	370	-	-	-	-	-	370
Assigned	-	158,180	-	-	-	-	158,180
Restricted	-	-	535,367	478,718	2	-	1,014,087
Unassigned	886,524	-	-	-	-	-	886,524
Total Liabilities & Fund Balance:	\$ 1,497,886	\$ 221,653	# \$ 541,522	\$ 484,374	\$ 2	\$ -	\$ 2,745,437



Saddle Creek Preserve CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ 1,512	\$ 599,178	\$ (5,365)	99.11%
Interest	4,108	3,587	11,019	6,911	268.23%
Miscellaneous	-	-	137	137	-
Total Revenue	\$ 608,651	\$ 5,099	\$ 610,335	\$ 1,684	100.28%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	800	2,400	(9,600)	20.00%
FICA Expenses	918	-	126	(792)	13.71%
Engineering Services	15,000	275	1,073	(13,928)	7.15%
Dissemination Agent	8,111	-	7,500	(611)	92.47%
Assessment Administration	5,732	417	2,083	(3,649)	36.35%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	6,215	18,308	(6,692)	73.23%
Audit Fees	7,500	-	-	(7,500)	0.00%
Trustee Fees	8,890	-	4,748	(4,142)	53.41%
Management Fees	46,350	1,917	9,583	(36,767)	20.68%
Information Technology	1,947	125	625	(1,322)	32.10%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	7	1,215	715	242.91%
Insurance	6,777	-	-	(6,777)	0.00%
Copies	500	-	-	(500)	0.00%
Legal Advertisements	3,000	74	470	(2,530)	15.68%
Other Current Charges	1,000	24	207	(793)	20.74%
Office Supplies	100	-	-	(100)	0.00%
Dues, Licenses and Subscriptions	175	-	175	-	100.00%
Total General Administrative	145,698	9,855	48,513	(97,185)	33.30%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	7,083	(10,973)	39.23%
Landscape Maintenance	117,400	6,900	34,500	(82,900)	29.39%
Landscape Replacement	25,000	6,342	18,282	(6,718)	73.13%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	500	6,660	(11,520)	36.63%
Streetlights	40,000	3,255	16,646	(23,354)	41.62%
Electric	5,500	188	901	(4,599)	16.39%
Water & Sewer	1,500	189	1,637	137	109.12%
Sidewalk & Asphalt Maintenance	2,500	-	-	(2,500)	0.00%
Irrigation Repairs	7,500	-	375	(7,125)	5.00%
Lift Station Maintenance	15,000	-	375	(14,625)	2.50%
General Repairs & Maintenance	12,000	-	925	(11,075)	7.71%
Contingency	7,000	1,320	8,271	1,271	118.15%
Total Field	291,836	20,110	114,599	(177,237)	39.27%
Amenity					
Amenity Electric	14,400	745	3,519	(10,881)	24.44%
Amenity Water	5,000	243	739	(4,261)	14.77%
Internet	1,650	150	750	(900)	45.45%
Pest Control	1,520	120	600	(920)	39.47%
Janitorial Services	14,000	675	3,405	(10,595)	24.32%
Security Services	30,000	-	205	(29,795)	0.68%
Pool Maintenance	19,200	2,223	8,394	(10,806)	43.72%
Amenity Repairs & Maintenance	12,000	-	2,060	(9,940)	17.16%
Amenity Management	10,300	750	3,750	(6,550)	36.41%
Total Amenity Center Operations	108,070	4,905	23,421	(84,649)	21.67%



Saddle Creek Preserve CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Operations & Maintenance	399,906	25,016	186,533	(261,886)	46.64%
Other Expenditures					
Capital Reserves	53,048	-	-	(53,048)	0.00%
Total Other Expenditures	53,048	-	-	(53,048)	0.00%
Total Expenditures	598,652	34,870	186,533	(465,167)	31.16%
Revenues Over/(Under) Expenditures	<u>\$ 9,999</u>	<u>\$ (29,771)</u>	<u>\$ 423,802</u>	<u>\$ 466,851</u>	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
FUND BALANCE BEGINNING			463,092		
Net Changes in fund balance			423,802	466,851	
FUND BALANCE, ENDING			<u>\$ 886,894</u>	<u>\$ 466,851</u>	



Saddle Creek Preserve CDD
Capital Reserves
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 2,612	\$ 970	-
Assessments	-	-	-	-
Total Revenue	<u>\$ -</u>	<u>\$ 2,612</u>	<u>\$ 970</u>	<u>0.00%</u>
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues Over/(Under) Expenditures	-	2,612	-	-
OTHER FINANCING SOURCES/(USES)				
Transfers In	53,048	-	(53,048)	0.00%
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>53,048</u>	<u>-</u>	<u>(53,048)</u>	<u>0.00%</u>
FUND BALANCE BEGINNING	63,473	155,569		
Net Changes in fund balance	53,048	2,612	(53,048)	
FUND BALANCE, ENDING	<u><u>\$ 116,521</u></u>	<u><u>\$ 158,180</u></u>	<u><u>\$ (53,048)</u></u>	



Saddle Creek Preserve CDD
Debt Service Series 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 310,718	\$ (2,782)	99.11%
Interest	4,974	4,339	(635)	87.24%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 315,057	\$ (157,597)	66.66%
Expenditures				
Interest Expense				
December 15, 2025	95,450	95,450	-	100.00%
June 15, 2026	95,450	-	(95,450)	0.00%
Principal Retirement				
June 1, 2026	120,000	-	(120,000)	0.00%
December 1, 2026	-	-	-	-
Total Expenditures	310,900	95,450	(215,450)	30.70%
Revenues Over/(Under) Expenditures	161,754	219,607		135.77%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	-
Transfers Out		-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	154,180	315,760		
Net Changes in fund balance	161,754	219,607	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 535,367	\$ 219,433	



Saddle Creek Preserve CDD
Debt Service Series 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 285,743	\$ -	99.11%
Interest	5,369	4,974	(395)	92.64%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	\$ 528,923	\$ 290,717	\$ (235,648)	54.96%
Expenditures				
Interest Expense				
December 1, 2025	85,920	85,920	-	100.00%
June 1, 2025	87,364	-	(87,364)	0.00%
Principal Retirement				
December 1, 2025	115,000	115,000	-	100.00%
June 1, 2025	-	-	-	-
Total Expenditures	288,284	200,920	(87,364)	2.00
Revenues Over/(Under) Expenditures	240,639	89,797	(148,284)	37.32%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	-	388,921	-	
Net Changes in fund balance	240,639	89,797	(148,284)	
FUND BALANCE, ENDING	\$ 240,639	\$ 478,718	\$ (148,284)	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 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	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</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	-	2	-	
Net Changes in fund balance	-	0	-	
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ -</u>	



Saddle Creek Preserve CDD
Acquisition & Construction 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through February 28, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Developer Contributions	\$ -	\$ -	\$ -	-
Total Revenue	<u>-</u>	<u>-</u>	<u>-</u>	-
Expenditures				
Capital Outlay	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</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	-	-	-	0.00%
Net Changes in fund balance	-	-	-	0.00%
FUND BALANCE, ENDING	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	



Saddle Creek Preserve CDD
Check Register

Date	Num	Name	Memo	Debit	Credit	Balance
09/30/2025			Beginning Balance - Bank United			\$ 67,617.97
10/01/2025	200033	Sitex Aquatics LLC	Invoice: 10164-b (Reference: Aquatic Maintenance.)		1,515.00	66,102.97
10/02/2025	200034	Prince & Sons Inc.	Invoice: 18276 (Reference: June Landscape Maintenance - 1 week.)		2,153.00	63,949.97
10/02/2025	200035	Fast Property Services, LLC	Invoice: FSP-124 (Reference: Mulch installation.) Invoice: FSP-123 (Reference: Dead Tree Remo...		12,145.35	51,804.62
10/06/2025	200036	Business Observer, Inc.	Invoice: 25-01466K (Reference: supervisors meeting dates fiscal year 2025-2026.)		67.81	51,736.81
10/06/2025	200037	Hanley Pools LLC	Invoice: 1074 (Reference: Replace the valve assembly, the control rod and knobs on a Aquatic Acc...		1,265.00	50,471.81
10/06/2025	200038	Vesta Property Services	Invoice: 428810 (Reference: Monthly Pool Service Oct25.)		1,300.00	49,171.81
10/06/2025			Deposit	128,349.35		177,521.16
10/07/2025	200039	All American Lawn & Tree Specialist, LLC	Invoice: 45692 (Reference: Pest Control Oct 25.)		120.00	177,401.16
10/07/2025	200040	Hanley Pools LLC	Invoice: 1127 (Reference: Installation of Priming Valve.)		150.00	177,251.16
10/07/2025	100725ACH1	Spectrum	4347 Trotters Way 8/18/25 - 9/17/25		150.00	177,101.16
10/08/2025	2018	Egis Insurance Advisors, LLC	FY Insurance Policy #100125474 10/1/25 - 10/1/26		18,944.00	158,157.16
10/08/2025			Funds Transfer	100,000.00		258,157.16
10/13/2025			Deposit	137.40		258,294.56
10/14/2025	200041	Business Observer, Inc.	Invoice: 25-01509K (Reference: Legal Advertising.)		72.19	258,222.37
10/14/2025	200042	Vesta Property Services	Invoice: 428667 (Reference: Pool Supplies.) Invoice: 426990 (Reference: FY'2026 Dissmination ...		7,761.57	250,460.80
10/14/2025	200043	Vesta District Services	Invoice: 428944 (Reference: Management Fees Oct 25.)		4,625.00	245,835.80
10/14/2025	200044	Landmark Engineering & Surveying Corp	Invoice: 2210014-57 (Reference: ENGINEERING SERVICES.)		1,237.50	244,598.30
10/14/2025	200045	Kilinski Van Wyk PLLC	Invoice: 13402 (Reference: Legal Services Sept 25.)		4,799.17	239,799.13
10/14/2025	200046	Vesta District Services	Invoice: 429055 (Reference: Billable Expenses - Sep 2025.)		8,270.98	231,528.15
10/21/2025	102125ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		60.72	231,467.43
10/21/2025	102125ACH2	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,389.24		230,078.19
10/21/2025	102125ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3		71.70	230,006.49
10/21/2025	102125ACH5	Lakeland Electric	4347 TROTTERS WY # REC		551.75	229,454.74
10/21/2025	102125ACH6	Lakeland Electric	4515 Saddle Creek Road # SWP-1		85.57	229,369.17
10/21/2025	102125ACH7	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP		25.80	229,343.37
10/21/2025	102125ACH4	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1		1,810.60	227,532.77
10/22/2025	102225ACH1	City of Aburndale	Water Billing 08/20/25 to 09/19/25		83.42	227,449.35
10/22/2025	102225ACH2	City of Aburndale	Water Billing 08/20/25 to 09/19/25		32.55	227,416.80
10/30/2025	200047	Business Observer, Inc.	Invoice: 25-01611K (Reference: Legal Advertising.)		74.38	227,342.42
10/30/2025	200048	Fast Property Services, LLC	Invoice: FSP-0423 (Reference: Irrigation Repairs.) Invoice: FSP-677 (Reference: Removal of Oa...		11,525.00	215,817.42
10/31/2025			BU - month end balance	228,486.75	80,287.30	\$ 215,817.42
11/03/2025	2019	IRS			125.82	215,691.60
11/04/2025	2020	Abby M. Morrobell	BOS Meeting 10/28/25		200.00	215,491.60
11/04/2025	2021	Angela M. Martinez	BOS Meeting 10/28/25		200.00	215,291.60
11/04/2025	2022	Erica F. Miro Smith	BOS Meeting 10/28/25		200.00	215,091.60
11/04/2025	2023	Veronica L. Thomas	BOS Meeting 10/28/25		200.00	214,891.60
11/06/2025	200049	Fast Property Services, LLC	Invoice: FSP-3587 (Reference: Overgrowth Clean up.) Invoice: FSP-3588 (Reference: Overgrowth ...		925.00	213,966.60
11/06/2025	200050	Vesta Property Services	Invoice: 429257 (Reference: Monthly Pool Service Nov 25.)		1,300.00	212,666.60
11/07/2025	110725ACH1	Spectrum	4347 Trotters Way 10/18/25 - 11/17/25		150.00	212,516.60
11/10/2025	200051	All American Lawn & Tree Specialist, LLC	Invoice: 46312 (Reference: Pest Control.)		120.00	212,396.60
11/10/2025	200052	Vesta Property Services	Invoice: 429511 (Reference: Management Fees Nov 25.)		4,625.00	207,771.60
11/12/2025	200053	Spinelli Property Group	Invoice: INV-102725-01 - OCT (Reference: Message Board Install.)		450.00	207,321.60
11/14/2025			Deposit	154.20		207,475.80
11/14/2025	111425ACH1	City of Aburndale	Water Billing 10/1/25 - 10/31/25		222.69	207,253.11
11/19/2025			Deposit	1,600.00		208,853.11
11/20/2025	2024	American Power Washing LLC	Returned ck 200032 dtd 9/30/25 Pos Pay rejection		1,600.00	207,253.11
11/21/2025	2025	FLORIDA DEPT OF ECONOMIC OPPORTUNI	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	207,078.11



11/21/2025	112125ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	61.50	207,016.61
11/21/2025	112125ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	82.74	206,933.87
11/21/2025	112125ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	64.64	206,869.23
11/21/2025	112125ACH5	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	205,026.21
11/21/2025	112125ACH4	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,616.90	203,409.31
11/21/2025	112125ACH7	Lakeland Electric	4347 TROTTERS WY # REC	530.59	202,878.72
11/21/2025	112125ACH6	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.20	202,852.52
11/25/2025	112525ACH2	City of Aburdale	Water Billing 10/1/25 - 10/31/25	33.04	202,819.48
11/25/2025	112525ACH1	City of Aburdale	Water Billing 10/1/25 - 10/31/25	156.07	202,663.41
11/25/2025	200054	Vesta Property Services	Invoice: 429384 (Reference: Pool Supplies.)	472.10	202,191.31
11/25/2025	200055	Vesta District Services	Invoice: 429445 (Reference: Billable Expenses - Oct 2025.)	2,181.52	200,009.79
11/25/2025	200056	Kilinski Van Wyk PLLC	Invoice: 13549 (Reference: General Counsel Oct 25.)	4,843.39	195,166.40
11/25/2025	200057	Landmark Engineering & Surveying Corp	Invoice: 2210014-58 (Reference: Engineering Services.)	550.00	194,616.40
11/30/2025			BU - month end balance	1,754.20	22,955.22
12/02/2025	200058	GHS Environmental	Invoice: 2025-703 (Reference: Aquatic Weed Control.) Invoice: 2025-746 (Reference: Aquatic We...	3,080.00	191,536.40
12/02/2025	200059	Vesta Property Services	Invoice: 429674 (Reference: Pool Service Dec 25.)	1,300.00	190,236.40
12/03/2025	2026	Fast Property Services, LLC		10,650.00	179,586.40
12/04/2025	200060	All American Lawn & Tree Specialist, LLC	Invoice: 46949 (Reference: Pest Control.)	120.00	179,466.40
12/08/2025	120825ACH1	Spectrum	4347 Trotters Way 11/18/25 - 12/17/25	150.00	179,316.40
12/09/2025	2027	Abby M. Morrobell	BOS Meeting 11/25/25	200.00	179,116.40
12/09/2025	2028	Angela M. Martinez	BOS Meeting 11/25/25	200.00	178,916.40
12/09/2025	2029	Erica F. Miro Smith	BOS Meeting 11/25/25	200.00	178,716.40
12/09/2025	2030	Veronica L. Thomas	BOS Meeting 11/25/25	200.00	178,516.40
12/11/2025	200061	Complete IT Corp	Invoice: 18545 (Reference: 50% Deposit Install Access Control and Cameras.)	5,488.00	173,028.40
12/15/2025	200062	Vesta District Services	Invoice: 429999 (Reference: Management Fees Dec 25.)	4,625.00	168,403.40
12/16/2025	121625ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,489.40	166,914.00
12/16/2025	121625ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.30	166,886.70
12/16/2025	121625ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	74.70	166,812.00
12/16/2025	121625ACH4	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	164,968.98
12/16/2025	121625ACH5	Lakeland Electric	4347 TROTTERS WY # REC	626.04	164,342.94
12/16/2025	121625ACH6	Lakeland Electric	4515 Saddle Creek Road # SWP-1	88.21	164,254.73
12/16/2025	121625ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.60	164,191.13
12/18/2025	200063	Clean Star Services of Cental FL	Invoice: 15583 (Reference: Monthly Cleaning Services July 25.) Invoice: 15823 (Reference: Mon...	3,425.00	160,766.13
12/19/2025	200064	Kilinski Van Wyk PLLC	Invoice: 13784 (Reference: Legal Services Nov 25.)	5,199.87	155,566.26
12/19/2025	200065	Business Observer, Inc.	Invoice: 25-01921K (Reference: Legal Advertising.)	70.00	155,496.26
12/22/2025	200066	Fast Property Services, LLC	Invoice: FSP-2703-a (Reference: Mulch replacement.) Invoice: FSP-2703 (Reference: Fence Repai...	3,525.00	151,971.26
12/24/2025	122425ACH1	City of Aburdale	Water Billing 11/1/25 - 11/30/25	74.62	151,896.64
12/24/2025	122425ACH2	City of Aburdale	Water Billing 11/1/25 - 11/30/25	33.04	151,863.60
12/24/2025	122425ACH3	City of Aburdale	Water Billing 11/1/25 - 11/30/25	231.81	151,631.79
12/29/2025	200067	Clean Star Services of Cental FL	Invoice: 16908 (Reference: Cleaning, Trash & Pet Stations Dec 25.)	685.00	150,946.79
12/29/2025	200068	Alphagraphics Tampa Print	Invoice: 253085 (Reference: Mailings.)	873.02	150,073.77
12/29/2025	200069	Business Observer, Inc.	Invoice: 25-01974K (Reference: Legal Advertising.)	111.56	149,962.21
12/30/2025	2031	Abby M. Morrobell	Christmas Decorations	759.74	149,202.47
12/31/2025			BU - month end balance	-	45,413.93
01/06/2026	200070	Fast Property Services, LLC	Invoice: FSP-3004 (Reference: Landscape Maintenance Dec 25.)	6,900.00	142,302.47
01/06/2026	200071	Vesta Property Services	Invoice: 430186 (Reference: Monthly Pool Service Jan 26.)	1,300.00	141,002.47
01/07/2026	2032	US Bank	Trustee Fees Series 2020 11/1/25 -10/31/26	4,444.69	136,557.78
01/07/2026	010726ACH1	Spectrum	4347 Trotters Way 12/18/25 - 1/17/26	150.00	136,407.78
01/09/2026	200072	Vesta District Services	Invoice: 430317 (Reference: Management Fees Jan 26.)	4,625.00	131,782.78
01/09/2026	200073	Vesta Property Services	Invoice: 430429 (Reference: Pool Service Nov & Dec 25.)	105.96	131,676.82
01/09/2026	200074	All American Lawn & Tree Specialist, LLC	Invoice: 47578 (Reference: Pest Control.)	120.00	131,556.82



01/15/2026	200075	Vesta District Services	Invoice: 430405 (Reference: Billable Expenses - Dec 2025.)	901.33	130,655.49
01/20/2026	200076	Kilinski Van Wyk PLLC	Invoice: 14002 (Reference: Legal Services Dec 25.)	2,049.50	128,605.99
01/20/2026	200077	GHS Environmental	Invoice: 2026-138 (Reference: Aquatic Weed Control Dec 25.)	1,540.00	127,065.99
01/20/2026	200078	Landmark Engineering & Surveying Corp	Invoice: 2210014-59 (Reference: Engineering Services Dec 25.)	247.50	126,818.49
01/20/2026	012026ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	124,975.47
01/20/2026	012026ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	87.62	124,887.85
01/20/2026	012026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,465.03	123,422.82
01/20/2026	012026ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.62	123,359.20
01/20/2026	012026ACH5	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.51	123,332.69
01/20/2026	012026ACH6	Lakeland Electric	4347 TROTTERS WY # REC	635.27	122,697.42
01/20/2026	012026ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	70.98	122,626.44
01/22/2026	012226ACH1	City of Aburdale	Water Billing 12/1/25 - 12/31/25	69.87	122,556.57
01/22/2026	012226ACH2	City of Aburdale	Water Billing 12/1/25 - 12/31/25	33.04	122,523.53
01/22/2026	012226ACH3	City of Aburdale	Water Billing 12/1/25 - 12/31/25	141.53	122,382.00
01/28/2026	200079	Joe G. Tedder, Tax Collector	Invoice: 220 (Reference: Reimbursement of Postage Expense.)	199.00	122,183.00
01/28/2026	200080	Vesta District Services	Invoice: 429887 (Reference: Billable Expenses - Nov 2025.)	289.99	121,893.01
01/29/2026	200081	Clean Star Services of Cental FL	Invoice: 17154 (Reference: Cleaning & Trash Services Jan 26.)	675.00	121,218.01
01/29/2026	200082	GHS Environmental	Invoice: 2026-170 (Reference: Aquatic Weed Control Jan 26.)	1,540.00	119,678.01
01/31/2026			BU - month end balance	-	29,524.46
02/02/2026	2033	Abby M. Morrobell	BOS Meeting 1/27/26	200.00	119,478.01
02/02/2026	2034	Angela M. Martinez	BOS Meeting 1/27/26	200.00	119,278.01
02/02/2026	2035	Erica F. Miro Smith	BOS Meeting 1/27/26	200.00	119,078.01
02/02/2026	2036	Veronica L. Thomas	BOS Meeting 1/27/26	200.00	118,878.01
02/04/2026	200083	Current Demands Electrical & Security	Invoice: 112903 (Reference: Camera Installation.)	205.00	118,673.01
02/04/2026	200084	Vesta District Services	Invoice: 430662 (Reference: Management Fees Feb 26.)	4,625.00	114,048.01
02/04/2026	200085	Vesta Property Services	Invoice: 430753 (Reference: Pool Service Feb 26.)	1,300.00	112,748.01
02/05/2026	200086	All American Lawn & Tree Specialist, LLC	Invoice: 48184 (Reference: Pest Prevention Service FEB26.)	120.00	112,628.01
02/09/2026	020926ACH1	Spectrum	4347 Trotters Way 1/18/26 - 2/17/26	150.00	112,478.01
02/09/2026	200087	Fast Property Services, LLC	Invoice: FSP-4013 (Reference: Fallen Tree Removal.) Invoice: FSP-4751 (Reference: Fallen Tree...	8,730.00	103,748.01
02/09/2026	200088	Vesta Property Services	Invoice: 430921 (Reference: Pool Maintenance.)	242.76	103,505.25
02/10/2026	200089	Romaner Graphics	Invoice: 22992 (Reference: Stop Sign Installation.)	525.00	102,980.25
02/11/2026	200090	Business Observer, Inc.	Invoice: 26-00201K (Reference: Legal Advertising.)	74.38	102,905.87
02/13/2026	021326ACH3	Lakeland Electric	4347 TROTTERS WY # REC	680.74	102,225.13
02/13/2026	021326ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.19	102,197.94
02/13/2026	021326ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,444.34	100,753.60
02/17/2026	021726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,846.25	98,907.35
02/17/2026	200091	Vesta District Services	Invoice: 430888 (Reference: Billable Expenses - Jan 2026.)	200.58	98,706.77
02/18/2026	200092	Landmark Engineering & Surveying Corp	Invoice: 2210014-60 (Reference: Engineering Services Jan 26.)	275.00	98,431.77
02/18/2026	021826ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	91.00	98,340.77
02/18/2026	021826ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	65.62	98,275.15
02/18/2026	021826ACH3	Lakeland Electric	4515 Saddle Creek Road # SWP-1	93.45	98,181.70
02/23/2026	200093	Kilinski Van Wyk PLLC	Invoice: 14253 (Reference: General Services Jan 26.)	6,215.05	91,966.65
02/23/2026	200094	GHS Environmental	Invoice: 2026-184 (Reference: Vegetation Clearing.)	500.00	91,466.65
02/24/2026	200095	Hanley Pools LLC	Invoice: 1311 (Reference: Reserve Battery for ADA chair.)	686.00	90,780.65
02/24/2026	022426ACH1	City of Aburdale	Water Billing 12/18/25 - 1/21/26	29.26	90,751.39
02/24/2026	022426ACH2	City of Aburdale	Water Billing 12/18/25 - 1/21/26	195.56	90,555.83
02/24/2026	022426ACH3	City of Aburdale	Water Billing 12/28/26 - 1/21/26	155.78	90,400.05
02/26/2026	200096	Clean Star Services of Central FL	Invoice: 17405 (Reference: Trash Service Feb 26.)	675.00	89,725.05
02/27/2026	200097	Fast Property Services, LLC	Invoice: FSP-4016 (Reference: River Rock Installation - 50% Deposit.)	5,422.00	84,303.05
02/28/2026			BU - month end balance	-	35,374.96



EXHIBIT 10





www.ghsenvironmental.com
P.O. Box 55802
St Petersburg, FL 33732

Invoice

Date: 2/20/2026
Invoice #: 2026-184

To:

Saddle Creek Preserve of Polk CDD
Vesta Property Services
250 International Parkway
Suite 208
Lake Marv. Florida 32746

Project: MES Clearing

Proposal #: 26-206

P.O. #:

Due Date	Service Date:
2/20/2026	February 2026

Task #	Description	Project Compl...	Amount
Task 1	MES Inv - Vegetation Clearing (Ponds 4, 5, 6A, 6B)	100.00%	500.00

PAYMENT DUE WITHIN 30 DAYS OF INVOICING DATE	Total	\$500.00
Please make all checks payable to GHS Environmental There will be a 10% charge per month on any payments received after the initial 30 days. If you have any questions concerning this invoice please contact us at 727-667-6786. THANK YOU FOR YOUR BUSINESS!	Payments/Credits	\$0.00
	Balance Due	\$500.00

