



Your Community.  
Our Commitment.

# SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

## *Advanced Workshop Package*

### *Budget Workshop*

*Date/Time:*

*Tuesday*

*April 28, 2026*

*4:30 p.m.*

*Location:*

**Auburndale Historic Depot**

**120 W Park Street**

**Auburndale, FL 33823**

**Note: The Advanced Workshop 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

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Board of Supervisors

**Saddle Creek Preserve of Polk County Community Development District**

Dear Board Members:

The Workshop of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District is scheduled for **Tuesday, April 28, 2026 at 4:30 p.m. at Auburndale Historic Depot – 120 W Park Street, Auburndale, FL 33823.**

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

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

Sincerely,

*Heath Beckett*

Heath Beckett  
District Manager

CC: Attorney  
District Records





## SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT



Meeting Date: Tuesday, April 28, 2026  
 Time: 4:30 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)

### Workshop Agenda

The Workshop is convened to discuss any FY 2027 budget matters that may come before the Board.  
 No decisions will be made, nor action taken, on behalf of the CDD at this workshop.  
 For the full agenda package, please contact [sconley@vestapropertyservices.com](mailto:sconley@vestapropertyservices.com)

**FIRST ORDER OF BUSINESS:**

**ATTENDANCE**

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

**SECOND ORDER OF BUSINESS:**

**AUDIENCE COMMENTS**

**THIRD ORDER OF BUSINESS:**

**FY 2027 BUDGET**

A. Discussion on FY 2027 Budget Draft

[EXHIBIT 1](#)

References:

➤ Current Financial Report

[EXHIBIT 2](#)

➤ FY 2025 Fund Balance Report

[EXHIBIT 3](#)

➤ Discussion on Capital Improvement Projects

**FOURTH ORDER OF BUSINESS:**

**ADJOURNMENT**

# EXHIBIT 1



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 TO FY27
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	603,677	604,544	505,943	(98,601)
INTEREST INCOME	14,431	4,108	15,000	10,892
MISCELLANEOUS REVENUE	200	-	-	-
<b>TOTAL REVENUES</b>	<b>618,308</b>	<b>608,652</b>	<b>520,943</b>	<b>(87,709)</b>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
SUPERVISOR FEES	9,000	12,000	12,000	-
FICA EXPENSES	275	918	918	-
ENGINEER FEES	3,515	15,000	10,000	(5,000)
ATTORNEY FEES	60,686	25,000	35,000	10,000
ANNUAL AUDIT	7,200	7,500	4,800	(2,700)
ASSESSMENT ADMINISTRATION	6,954	5,732	5,000	(732)
MANAGEMENT FEES	41,222	46,350	45,000	(1,350)
INFORMATION TECHNOLOGY	2,782	1,947	1,500	(447)
WEBSITE HOSTING & ADA COMPLIANCE	910	1,298	3,420	2,122
POSTAGE & DELIVERY	641	500	2,000	1,500
MEETING ROOM			2,100	2,100
LEGAL ADVERTISING	5,652	3,000	3,000	-
OTHER CURRENT CHARGES	4,286	1,000	1,000	-
OFFICE SUPPLIES	26	100	100	-
DUES, LICENSES & SUBSCRIPTIONS	175	175	455	280
<b>TOTAL ADMINISTRATIVE</b>	<b>143,324</b>	<b>120,520</b>	<b>126,293</b>	<b>5,773</b>
<b>INSURANCE:</b>				
INSURANCE:	12,114	17,600	25,000	7,400
<b>TOTAL INSURANCE</b>	<b>12,114</b>	<b>17,600</b>	<b>25,000</b>	<b>7,400</b>
<b>DEBT SERVICE ADMIN.:</b>				
DISSEMINATION	6,938	8,111	7,500	(611)
ARBITRAGE	900	900	900	-
TRUSTEE FEES	9,091	8,890	9,500	610
<b>TOTAL DEBT SERVICE ADMIN.</b>	<b>16,929</b>	<b>17,901</b>	<b>17,900</b>	<b>(1)</b>
<b>UTILITIES:</b>				
STREETLIGHTS	23,672	40,000	40,000	-
ELECTRIC	7,500	5,500	5,500	-
WATER & SEWER	7,500	5,500	5,500	-
<b>TOTAL UTILITIES:</b>	<b>38,672</b>	<b>51,000</b>	<b>51,000</b>	<b>-</b>
<b>FIELD</b>				
FIELD MANAGEMENT	17,383	18,056	17,375	(681)
LANDSCAPE MAINTENANCE	105,079	117,400	82,800	(34,600)
LANDSCAPE REPLACEMENT	9,325	25,000	25,000	-
MITIGATION MONITORING	-	4,600	4,600	-
LAKE MAINTENANCE	16,665	18,180	18,480	300
SIDEWALK & ASPHALT MAINTENANCE	18,865	2,500	2,500	-
IRRIGATION REPAIRS	1,408	7,500	7,500	-
LIFT STATION MAINTENANCE	14,371	15,000	15,000	-
GENERAL REPAIRS & MAINTENANCE	13,958	12,000	12,000	-
CONTINGENCY	4,010	7,000	15,000	8,000
<b>TOTAL FIELD</b>	<b>201,063</b>	<b>227,236</b>	<b>200,255</b>	<b>(26,981)</b>
<b>AMENITY</b>				
AMENITY - ELECTRIC	6,634	14,400	8,400	(6,000)
AMENITY - WATER	330	5,000	5,000	-
INTERNET	1,621	1,650	1,800	150
PEST CONTROL	1,320	1,520	1,520	-
JANITORIAL SERVICES	8,180	14,000	8,200	(5,800)
SECURITY SERVICES	15,478	30,000	20,000	(10,000)
POOL MAINTENANCE	19,506	19,200	19,200	-
AMENITY REPAIRS & MAINTENANCE	5,773	12,000	12,000	-
AMENITY MANAGEMENT	1,500	10,300	9,375	(925)
CONTINGENCY	3,675	10,000	15,000	5,000
<b>TOTAL AMENITY</b>	<b>64,017</b>	<b>118,070</b>	<b>100,495</b>	<b>(17,575)</b>
<b>OTHER</b>				
TRANSFER TO CAPITAL RESERVE FUND	59,113	53,048	-	(53,048)
<b>TOTAL OTHER</b>	<b>59,113</b>	<b>53,048</b>	<b>-</b>	<b>(53,048)</b>
<b>TOTAL EXPENDITURES</b>	<b>535,233</b>	<b>605,375</b>	<b>520,943</b>	<b>(91,831)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>83,075</b>	<b>3,277</b>	<b>-</b>	<b>4,122</b>



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
CAPITAL RESERVE FUND (CRF)**

ACCOUNT CLASSIFICATION	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY26 TO FY27
<b>REVENUES</b>				
SPECIAL ASSESSMENTS	-	-	98,601	98,601
TRANSFER IN FROM GENERAL FUND	59,096	53,048	-	(53,048)
INTEREST INCOME	5,619	-	-	-
<b>TOTAL REVENUES</b>	<b>64,715</b>	<b>53,048</b>	<b>98,601</b>	<b>45,553</b>
<b>EXPENDITURES</b>				
CAPITAL OUTLAY	-	-	-	-
FUND BALANCE CONTRIBUTION	-	53,048	98,601	45,553
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>53,048</b>	<b>98,601</b>	<b>45,553</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>64,715</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE, BEGINNING</b>	<b>90,854</b>	<b>90,854</b>	<b>155,569</b>	<b>64,715</b>
<b>FUND BALANCE, ENDING</b>	<b>155,569</b>	<b>90,854</b>	<b>254,170</b>	<b>64,715</b>



**SADDLE CREEK PRESERVE OF POLK COUNTY CDD  
FISCAL YEAR 2025-2026 ADOPTED BUDGET  
BUDGET NARRATIVE**

FINANCIAL STATEMENT CATEGORY	SERVICE PROVIDER (VENDOR)	ANNUAL BUDGETED AMOUNT	COMMENTS (SCOPE OF SERVICE)
<b>ADMINISTRATIVE:</b>			
SUPERVISOR FEES		\$12,000	Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.
FICA EXPENSES		\$918	Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.
ENGINEERING	Landmark Engineering & Surveying	\$10,000	General engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.
ATTORNEY	Kilinski I Wyk, PLLC	\$35,000	General legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.
ANNUAL AUDIT	Grau and Associates	\$4,800	The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.
ASSESSMENT ADMINISTRATION	Vesta	\$5,000	Levy and administer the collection of non-ad valorem assessment on all assessable property within the District.
MANAGEMENT FEES	Vesta	\$45,000	The District receives Management, Accounting and Administrative services as part of a Management Agreement. The services include but are not limited to, Board meetings Minutes, administrative services, budget preparation, all financial reports, annual audits, etc.
INFORMATION TECHNOLOGY	Vesta	\$1,500	Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Includes updates and maintenance of the website
WEBSITE HOSTING & ADA COMPLIANCE	VGlobalTech	\$3,420	Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, hosting and domain renewals, website backups, etc
POSTAGE & DELIVERY	Worldwide Express (Vesta acc.) Polk County Tax Collector	\$2,000	The District incurs charges for mailing overnight deliveries, correspondence, etc. and reimburse Co. Tax Collector for assessment mailings
MEETING SPACE	City of Auburndale	\$2,100	Meeting room fees for CDD monthly meeting
LEGAL ADVERTISING	Business Observer	\$3,000	The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.
OTHER CURRENT CHARGES		\$1,000	Bank charges and any other miscellaneous expenses incurred during the year.
OFFICE SUPPLIES		\$100	Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.
DUES, LICENSES & SUBSCRIPTIONS	Florida Department of Economic Opportunity Florida Dept of Health	\$455	Required annual fee for Community Development Districts (\$175) plus annual pool permit (\$280).
<b>INSURANCE</b>			
INSURANCE	Florida Insurance Alliance (FIA) (Egis)	\$25,000	All Policies: General Liability, Property, Inland Marine, Hired Non-Owned Auto, Employment Practices Liability, Public Officials Liability, and Deadly Weapon Protection
<b>DEBT SERVICE ADMIN.</b>			
DISSEMINATION	Vesta	\$7,500	The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 and Series 2022 bonds.
ARBITRAGE	AMTEC (American Municipal Tax-Exempt Compliance)	\$900	The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022 bonds. \$450 per bond
TRUSTEE FEES	U.S. Bank	\$9,500	The District will incur trustee related costs with the issuance of its' issued bonds.
<b>UTILITIES:</b>			
STREETLIGHTS	Lakeland Electric (City of Lakeland)	\$40,000	Charges for lease and maintenance of streetlights within the District's boundaries.
ELECTRIC	Lakeland Electric (City of Lakeland)	\$5,500	Estimated electric charges for the District's common areas.
WATER & SEWER	City of Auburndale	\$5,500	Estimated costs for water and refuse services provided for common areas throughout the District.
<b>OPERATIONS &amp; MAINTENANCE:</b>			
<b>FIELD EXPENDITURES</b>			
FIELD MANAGEMENT	Vesta	\$17,375	Onsite field management for onsite inspections, meetings with contractors, monitoring of utility accounts, attendance of Board meetings.
LANDSCAPE MAINTENANCE	Fast Property Services	\$82,800	Landscaping services for District-maintained property. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.
LANDSCAPE REPLACEMENT		\$25,000	Estimated cost of replacing landscaping within the common areas of the District.
MITIGATION MONITORING	GHS Environmental	\$4,600	Monitoring and maintenance of, and required reporting for, District's wetland mitigation areas.
LAKE MAINTENANCE	GHS Environmental	\$18,480	Care and maintenance District ponds (includes shoreline grass, brush, and vegetation control).
SIDEWALK & ASPHALT MAINTENANCE		\$2,500	Estimated costs of maintaining the sidewalks and asphalt throughout the District's boundary.
IRRIGATION REPAIRS	Fast Property Services	\$7,500	Estimated costs to maintain and repair the irrigation system. This includes the sprinklers and irrigation wells.
LIFT STATION MAINTENANCE	Averett Septic Tank Co., Inc	\$15,000	Estimated cost for repairs and maintenance to the 3 lift stations owned and maintained by the District.
GENERAL REPAIRS & MAINTENANCE		\$12,000	Estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.
CONTINGENCY		\$15,000	Estimated expenses for maintenance and repair of District assets not assigned to a category.
<b>AMENITY EXPENDITURES</b>			
AMENITY - ELECTRIC	Lakeland Electric (City of Lakeland)	\$8,400	Estimated electric charges for the District's amenity facilities.
AMENITY - WATER	Lakeland Electric (City of Lakeland)	\$5,000	Estimated water charges for the District's amenity facilities.
INTERNET	Spectrum	\$1,800	Internet service for use at the Amenity Facilities. \$150 per month
PEST CONTROL	All American Lawn & Tree Specialist Inc	\$1,520	Pest control treatments at District amenity facilities. \$120 per month
JANITORIAL SERVICES	Clean Star Services	\$8,200	Janitorial services 3 times a week and supplies for the District's amenity facilities. Monthly trash collection 2x week Monthly Pet Station twice a week \$8,100 per year (\$675 per month)
SECURITY SERVICES	Complete IT	\$20,000	Estimated cost for contracting a monthly security service for the District's amenity facilities 14 weekends at 16 hours \$27.94 per hour plus \$15 per month cell phone. Camera system \$7,356 per year (\$613 per month)
POOL MAINTENANCE		\$19,200	Regular cleaning and treatments of the District's pool.
AMENITY REPAIRS & MAINTENANCE		\$12,000	Repairs and maintenance of the District's amenity facilities.
AMENITY MANAGEMENT	Vesta	\$9,375	Access card issuance through registration, proof of residency, and photo identification. Keycard troubleshooting for issues and concerns related to access control. Review of security concerns and amenity policy violations via remote camera monitoring on an as-needed basis.
CONTINGENCY		\$15,000	Estimated expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.
<b>OTHER EXPENDITURES:</b>			
CAPITAL RESERVES		\$98,601	Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
ASSESSMENT ALLOCATION**

TOTAL NET O&M & CRF BUDGET	\$604,544
COUNTY COLLECTION COSTS (3%)	\$19,501
EARLY PAYMENT DISCOUNT (4%)	\$26,002
<b>TOTAL GROSS ASSESSMENTS</b>	<b><u>\$650,047</u></b>

ASSESSMENT AREA & LOT SIZE	UNITS ASSESSED		
	O&M	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE
<u>SERIES 2020 ASSMT AREA</u>			
SINGLE FAMILY 40'	89	89	
SINGLE FAMILY 50'	135	135	
<u>SERIES 2022 ASSMT AREA</u>			
SINGLE FAMILY 40'	53		53
SINGLE FAMILY 50'	148		148
<b>CDD TOTAL</b>	<b><u>425</u></b>	<b><u>224</u></b>	<b><u>201</u></b>

ALLOCATION OF O&M ASSESSMENTS			
EAU FACTOR	TOTAL EAU's	TOTAL BUDGETED	EQUALIZED PER LOT
1.00	89.00	\$136,127.55	\$1,529.52
1.00	135.00	\$206,485.62	\$1,529.52
1.00	53.00	\$81,064.72	\$1,529.52
1.00	148.00	\$226,369.42	\$1,529.52
	<b><u>425.00</u></b>	<b><u>\$650,047.31</u></b>	

ASSESSMENT AREA & LOT SIZE	O&M PER LOT	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE	FY 2027 ASSESSMENT PER UNIT
<u>SERIES 2020 ASSMT AREA</u>				
SINGLE FAMILY 40'	\$1,529.52	\$1,344.09		<b>\$2,873.61</b>
SINGLE FAMILY 50'	\$1,529.52	\$1,612.90		<b>\$3,142.43</b>
<u>SERIES 2022 ASSMT AREA</u>				
SINGLE FAMILY 40'	\$1,529.52		\$1,344.09	<b>\$2,873.61</b>
SINGLE FAMILY 50'	\$1,529.52		\$1,612.90	<b>\$3,142.43</b>

FY 2026 ASSESSMENT PER UNIT	\$ VARIANCE	% VARIANCE
\$2,873.61	\$0.00	0.0%
\$3,142.43	\$0.00	0.0%
\$2,873.61	\$0.00	0.0%
\$3,142.43	\$0.00	0.0%



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
DEBT SERVICE REQUIREMENTS**

	<b>SERIES 2020 DEBT SERVICE</b>	<b>SERIES 2022 DEBT SERVICE</b>	<b>TOTAL DEBT SERVICE</b>
<b>REVENUE</b>			
SPECIAL ASSESSMENTS (MADS)	313,500	287,653	601,153
<b>TOTAL REVENUE</b>	<b>313,500</b>	<b>287,653</b>	<b>601,153</b>
<b>EXPENDITURES</b>			
INTEREST EXPENSE			
6/15/2027	93,650	82,901	176,551
12/15/2027	91,775	82,901	174,676
PRINCIPAL RETIREMENT			
6/15/2027	125,000	-	125,000
12/15/2027	-	120,000	120,000
<b>TOTAL EXPENDITURES</b>	<b>310,425</b>	<b>285,803</b>	<b>596,228</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>3,075</b>	<b>1,850</b>	<b>4,925</b>

NET DEBT SERVICE	\$ 601,152.50
COLLECTION COST & EARLY PMT. DISCOUNT	\$ 45,248.04
<b>GROSS DEBT SERVICE ASSESSMENTS</b>	<b>\$ 646,400.54</b>



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SERIES 2020 DEBT SERVICE REQUIREMENT**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Principal Balance</b>
6/15/2026	120,000	3%	95,450	215,450		4,815,000
12/15/2026		3%	93,650	93,650	309,100	4,815,000
6/15/2027	125,000	3%	93,650	218,650		4,690,000
12/15/2027		3%	91,775	91,775	310,425	4,690,000
6/15/2028	130,000	3%	91,775	221,775		4,560,000
12/15/2028		3%	89,825	89,825	311,600	4,560,000
6/15/2029	135,000	3%	89,825	224,825		4,425,000
12/15/2029		3%	87,800	87,800	312,625	4,425,000
6/15/2030	140,000	3%	87,800	227,800		4,285,000
12/15/2030		4%	85,700	85,700	313,500	4,285,000
6/15/2031	145,000	4%	85,700	230,700		4,140,000
12/15/2031		4%	82,800	82,800	313,500	4,140,000
6/15/2032	150,000	4%	82,800	232,800		3,990,000
12/15/2032		4%	79,800	79,800	312,600	3,990,000
6/15/2033	155,000	4%	79,800	234,800		3,835,000
12/15/2033		4%	76,700	76,700	311,500	3,835,000
6/15/2034	160,000	4%	76,700	236,700		3,675,000
12/15/2034		4%	73,500	73,500	310,200	3,675,000
6/15/2035	165,000	4%	73,500	238,500		3,510,000
12/15/2035		4%	70,200	70,200	308,700	3,510,000
6/15/2036	175,000	4%	70,200	245,200		3,335,000
12/15/2036		4%	66,700	66,700	311,900	3,335,000
6/15/2037	180,000	4%	66,700	246,700		3,155,000
12/15/2037		4%	63,100	63,100	309,800	3,155,000
6/15/2038	190,000	4%	63,100	253,100		2,965,000
12/15/2038		4%	59,300	59,300	312,400	2,965,000
6/15/2039	195,000	4%	59,300	254,300		2,770,000
12/15/2039		4%	55,400	55,400	309,700	2,770,000
6/15/2040	205,000	4%	55,400	260,400		2,565,000
12/15/2040		4%	51,300	51,300	311,700	2,565,000
6/15/2041	215,000	4%	51,300	266,300		2,350,000
12/15/2041		4%	47,000	47,000	313,300	2,350,000
6/15/2042	220,000	4%	47,000	267,000		2,130,000
12/15/2042		4%	42,600	42,600	309,600	2,130,000
6/15/2043	230,000	4%	42,600	272,600		1,900,000
12/15/2043		4%	38,000	38,000	310,600	1,900,000
6/15/2044	240,000	4%	38,000	278,000		1,660,000
12/15/2044		4%	33,200	33,200	311,200	1,660,000
6/15/2045	250,000	4%	33,200	283,200		1,410,000
12/15/2045		4%	28,200	28,200	311,400	1,410,000
6/15/2046	260,000	4%	28,200	288,200		1,150,000
12/15/2046		4%	23,000	23,000	311,200	1,150,000
6/15/2047	270,000	4%	23,000	293,000		880,000
12/15/2047		4%	17,600	17,600	310,600	880,000
6/15/2048	280,000	4%	17,600	297,600		600,000
12/15/2048		4%	12,000	12,000	309,600	600,000
6/15/2049	295,000	4%	12,000	307,000		305,000
12/15/2049		4%	6,100	6,100	313,100	305,000
6/15/2050	305,000	4%	6,100	311,100	311,100	-
<b>Total</b>	<b>\$ 4,935,000</b>			<b>\$ 7,780,950</b>	<b>\$ 7,780,950</b>	

**Footnote:** Maximum Annual Debt Service (MADS): \$ 313,500

(a) Data herein for the CDD's budgetary process purposes only.



**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026-2027 PROPOSED BUDGET  
SERIES 2022 DEBT SERVICE REQUIREMENT**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
6/15/2026		2.625%	84,411	84,411		4,690,000
12/15/2026	115,000	2.625%	84,411	199,411	283,821	4,575,000
6/15/2027		2.625%	82,901	82,901		4,575,000
12/15/2027	120,000	2.625%	82,901	202,901	285,803	4,455,000
6/15/2028		3.100%	81,326	81,326		4,455,000
12/15/2028	125,000	3.100%	81,326	206,326	287,653	4,330,000
6/15/2029		3.100%	79,389	79,389		4,330,000
12/15/2029	125,000	3.100%	79,389	204,389	283,778	4,205,000
6/15/2030		3.100%	77,451	77,451		4,205,000
12/15/2030	130,000	3.100%	77,451	207,451	284,903	4,075,000
6/15/2031		3.100%	75,436	75,436		4,075,000
12/15/2031	135,000	3.100%	75,436	210,436	285,873	3,940,000
6/15/2032		3.100%	73,344	73,344		3,940,000
12/15/2032	140,000	3.100%	73,344	213,344	286,688	3,800,000
6/15/2033		3.350%	71,174	71,174		3,800,000
12/15/2033	145,000	3.350%	71,174	216,174	287,348	3,655,000
6/15/2034		3.350%	68,745	68,745		3,655,000
12/15/2034	150,000	3.350%	68,745	218,745	287,490	3,505,000
6/15/2035		3.350%	66,233	66,233		3,505,000
12/15/2035	155,000	3.350%	66,233	221,233	287,465	3,350,000
6/15/2036		3.350%	63,636	63,636		3,350,000
12/15/2036	160,000	3.350%	63,636	223,636	287,273	3,190,000
6/15/2037		3.350%	60,956	60,956		3,190,000
12/15/2037	165,000	3.350%	60,956	225,956	286,913	3,025,000
6/15/2038		3.350%	58,193	58,193		3,025,000
12/15/2038	170,000	3.350%	58,193	228,193	286,385	2,855,000
6/15/2039		3.350%	55,345	55,345		2,855,000
12/15/2039	175,000	3.350%	55,345	230,345	285,690	2,680,000
6/15/2040		3.350%	52,414	52,414		2,680,000
12/15/2040	180,000	3.350%	52,414	232,414	284,828	2,500,000
6/15/2041		3.350%	49,399	49,399		2,500,000
12/15/2041	185,000	3.350%	49,399	234,399	283,798	2,315,000
6/15/2042		4.000%	46,300	46,300		2,315,000
12/15/2042	190,000	4.000%	46,300	236,300	282,600	2,125,000
6/15/2043		4.000%	42,500	42,500		2,125,000
12/15/2043	200,000	4.000%	42,500	242,500	285,000	1,925,000
6/15/2044		4.000%	38,500	38,500		1,925,000
12/15/2044	210,000	4.000%	38,500	248,500	287,000	1,715,000
6/15/2045		4.000%	34,300	34,300		1,715,000
12/15/2045	215,000	4.000%	34,300	249,300	283,600	1,500,000
6/15/2046		4.000%	30,000	30,000		1,500,000
12/15/2046	225,000	4.000%	30,000	255,000	285,000	1,275,000
6/15/2047		4.000%	25,500	25,500		1,275,000
12/15/2047	235,000	4.000%	25,500	260,500	286,000	1,040,000
6/15/2048		4.000%	20,800	20,800		1,040,000
12/15/2048	245,000	4.000%	20,800	265,800	286,600	795,000
6/15/2049		4.000%	15,900	15,900		795,000
12/15/2049	255,000	4.000%	15,900	270,900	286,800	540,000
6/15/2050		4.000%	10,800	10,800		540,000
12/15/2050	265,000	4.000%	10,800	275,800	286,600	275,000
6/15/2051		4.000%	5,500	5,500		275,000
12/15/2051	275,000	4.000%	5,500	280,500	286,000	-
<b>Total</b>	<b>\$ 4,690,000</b>		<b>\$ 2,740,904</b>	<b>\$ 7,430,904</b>	<b>\$ 7,430,904</b>	

**Footnote:** Maximum Annual Debt Service (MADS): \$ 287,653  
(a) Data herein for the CDD's budgetary process purposes only.



# EXHIBIT 2



*Saddle Creek Preserve  
Community Development District*

**Financial Statements - Unaudited**

March 31, 2026



**Saddle Creek Preserve CDD**  
**Balance Sheet**  
**March 31, 2026**

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
<b>Assets:</b>							
Operating Account - BU	\$ 49,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,348.10
Money Market - BU	1,408,415	-	-	-	-	-	1,408,415
State Board Assessment	-	158,694	-	-	-	-	158,694
Investments:							
Revenue Trust Fund	-	-	71,491	52,415	-	-	123,906
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,257	143,374	-	-	299,631
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	3,837	63,473	1,990	1,830	-	-	71,130
Due from Other Funds	6,470	-	312,358	287,250	-	-	606,078
Prepaid Items	370	-	-	-	-	-	370
<b>Total Assets:</b>	<b>\$ 1,468,442</b>	<b>\$ 222,167</b>	<b>\$ 542,096</b>	<b>\$ 484,868</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ 2,717,576</b>
<b>Liabilities:</b>							
Accounts Payable	\$ 3,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,606
Due to Other Funds	599,608	-	3,372	3,098	-	-	606,078
Deferred Revenue - On Roll	3,837	63,473	1,990	1,830	-	-	71,130
<b>Total Liabilities:</b>	<b>\$ 607,051</b>	<b>\$ 63,473</b>	<b># \$ 5,362</b>	<b>\$ 4,928</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 680,814</b>
<b>Fund Balance:</b>							
Nonspendable	370	-	-	-	-	-	370
Assigned	-	158,694	-	-	-	-	158,694
Restricted	-	-	536,734	479,940	2	-	1,016,677
Unassigned	861,020	-	-	-	-	-	861,020
<b>Total Liabilities &amp; Fund Balance:</b>	<b>\$ 1,468,442</b>	<b>\$ 222,167</b>	<b># \$ 542,096</b>	<b>\$ 484,868</b>	<b>\$ 2</b>	<b>\$ -</b>	<b>\$ 2,717,576</b>



**Saddle Creek Preserve CDD**  
**General Fund**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through March 31, 2026**

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>Revenue</b>					
Special Assessments	\$ 604,543	\$ 1,527	\$ 600,706	\$ (3,837)	99.37%
Interest	4,108	3,990	15,009	10,901	365.36%
Miscellaneous	-	-	137	137	-
<b>Total Revenue</b>	<b>\$ 608,651</b>	<b>\$ 5,518</b>	<b>\$ 615,852</b>	<b>\$ 7,201</b>	<b>101.18%</b>
<b>Expenditures</b>					
<b>General Administrative</b>					
Supervisor Compensation	12,000	600	3,000	(9,000)	25.00%
FICA Expenses	918	-	126	(792)	13.71%
Engineering Services	15,000	853	1,925	(13,075)	12.83%
Dissemination Agent	8,111	-	7,500	(611)	92.47%
Assessment Administration	5,732	417	2,500	(3,232)	43.62%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	5,055	23,362	(1,638)	93.45%
Audit Fees	7,500	-	-	(7,500)	0.00%
Trustee Fees	8,890	-	4,748	(4,142)	53.41%
Management Fees	46,350	1,917	11,500	(34,850)	24.81%
Information Technology	1,947	125	750	(1,197)	38.52%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	-	1,267	767	253.34%
Insurance	6,777	-	-	(6,777)	0.00%
Copies	500	-	-	(500)	0.00%
Legal Advertisements	3,000	-	470	(2,530)	15.68%
Other Current Charges	1,000	-	207	(793)	20.74%
Office Supplies	100	-	-	(100)	0.00%
Dues, Licenses and Subscriptions	175	-	175	-	100.00%
<b>Total General Administrative</b>	<b>145,698</b>	<b>8,965</b>	<b>57,530</b>	<b>(88,168)</b>	<b>39.49%</b>
<b>Operations and Maintenance</b>					
<b>Field</b>					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	8,500	(9,556)	47.08%
Landscape Maintenance	117,400	6,900	41,400	(76,000)	35.26%
Landscape Replacement	25,000	-	18,282	(6,718)	73.13%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	1,540	8,200	(9,980)	45.10%
Streetlights	40,000	3,252	19,898	(20,102)	49.75%
Electric	5,500	172	1,073	(4,427)	19.52%
Water & Sewer	1,500	-	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	350	725	(14,275)	4.83%
General Repairs & Maintenance	12,000	-	925	(11,075)	7.71%
Contingency	7,000	3,536	11,807	4,807	168.67%
<b>Total Field</b>	<b>291,836</b>	<b>17,167</b>	<b>131,766</b>	<b>(160,070)</b>	<b>45.15%</b>
<b>Amenity</b>					
Amenity Electric	14,400	625	4,144	(10,256)	28.78%
Amenity Water	5,000	-	739	(4,261)	14.77%
Internet	1,650	150	900	(750)	54.55%
Pest Control	1,520	120	720	(800)	47.37%
Janitorial Services	14,000	675	4,080	(9,920)	29.14%
Security Services	30,000	-	205	(29,795)	0.68%
Pool Maintenance	19,200	1,816	10,210	(8,990)	53.18%
Amenity Repairs & Maintenance	12,000	-	2,760	(9,240)	23.00%
Amenity Management	10,300	750	4,500	(5,800)	43.69%
<b>Total Amenity Center Operations</b>	<b>108,070</b>	<b>4,136</b>	<b>28,257</b>	<b>(79,813)</b>	<b>26.15%</b>



**Saddle Creek Preserve CDD  
General Fund  
Statement of Revenue, Expenditures, and Change in Fund Balance  
For the period from October 1, 2025 through March 31, 2026**

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
<b>Total Operations &amp; Maintenance</b>	<u>399,906</u>	<u>21,303</u>	<u>217,554</u>	<u>(239,883)</u>	<u>54.40%</u>
<b>Other Expenditures</b>					
Capital Reserves	53,048	-	-	(53,048)	0.00%
<b>Total Other Expenditures</b>	<u>53,048</u>	<u>-</u>	<u>-</u>	<u>(53,048)</u>	<u>0.00%</u>
<b>Total Expenditures</b>	<u>598,652</u>	<u>30,269</u>	<u>217,554</u>	<u>(434,146)</u>	<u>36.34%</u>
<b>Revenues Over/(Under) Expenditures</b>	<u>\$ 9,999</u>	<u>\$ (24,751)</u>	<u>\$ 398,299</u>	<u>\$ 441,348</u>	
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<b>FUND BALANCE BEGINNING</b>			463,092		
<b>Net Changes in fund balance</b>			398,299	441,348	
<b>FUND BALANCE, ENDING</b>			<u>\$ 861,391</u>	<u>\$ 441,348</u>	



**Saddle Creek Preserve CDD  
Capital Reserves**

**Statement of Revenue, Expenditures, and Change in Fund Balance  
For the period from October 1, 2025 through March 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Interest	\$ 1,642	\$ 3,125	\$ 1,483	-
Assessments	-	-	-	-
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ 3,125</b>	<b>\$ 1,483</b>	<b>0.00%</b>
<b>Expenditures</b>				
Lift Station Improvements	-	-	-	-
<b>Total Expenditures</b>	-	-	-	-
<b>Revenues Over/(Under) Expenditures</b>	-	3,125	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In	53,048	-	(53,048)	0.00%
Transfers Out	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	53,048	-	(53,048)	0.00%
<b>FUND BALANCE BEGINNING</b>	63,473	155,569		
<b>Net Changes in fund balance</b>	53,048	3,125	(53,048)	
<b>FUND BALANCE, ENDING</b>	<b>\$ 116,521</b>	<b>\$ 158,694</b>	<b>\$ (53,048)</b>	



**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 March 31, 2026**

	<u>FY2026 Adopted Budget</u>	<u>FY2026 Actual Year-to-Date</u>	<u>Over (Under) Annual Budget</u>	<u>% of Budget</u>
<b>Revenue</b>				
Special Assessments - Net	\$ 313,500	\$ 311,510	\$ (1,990)	99.37%
Interest	4,974	4,914	(60)	98.79%
Miscellaneous	154,180	-	(154,180)	-
<b>Total Revenue</b>	<u><u>\$ 472,654</u></u>	<u><u>\$ 316,424</u></u>	<u><u>\$ (156,230)</u></u>	<u><u>66.95%</u></u>
<b>Expenditures</b>				
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	-	-	-	-
<b>Total Expenditures</b>	<u><u>310,900</u></u>	<u><u>95,450</u></u>	<u><u>(215,450)</u></u>	<u><u>30.70%</u></u>
<b>Revenues Over/(Under) Expenditures</b>	161,754	220,974		136.61%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In		-	-	-
Transfers Out		-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>
<b>FUND BALANCE BEGINNING</b>	154,180	315,760		
<b>Net Changes in fund balance</b>	161,754	220,974	-	
<b>FUND BALANCE, ENDING</b>	<u><u>\$ 315,934</u></u>	<u><u>\$ 536,734</u></u>	<u><u>\$ 220,800</u></u>	



**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 March 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Special Assessments - Net	\$ 288,301	\$ 286,471	(1,830)	99.37%
Interest	5,369	5,468	99	101.84%
Miscellaneous	235,253	-	(235,253)	-
<b>Total Revenue</b>	<b>\$ 528,923</b>	<b>\$ 291,939</b>	<b>\$ (236,984)</b>	<b>55.20%</b>
<b>Expenditures</b>				
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	-	-	-	-
<b>Total Expenditures</b>	<b>288,284</b>	<b>200,920</b>	<b>(87,364)</b>	<b>2.00</b>
<b>Revenues Over/(Under) Expenditures</b>	240,639	91,019	(149,620)	37.82%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE BEGINNING</b>	-	388,921	-	
<b>Net Changes in fund balance</b>	240,639	91,019	(149,620)	
<b>FUND BALANCE, ENDING</b>	<b>\$ 240,639</b>	<b>\$ 479,940</b>	<b>\$ (149,620)</b>	



**Saddle Creek Preserve CDD**  
**Acquisition & Construction 2020**  
**Statement of Revenue, Expenditures, and Change in Fund Balance**  
**For the period from October 1, 2025 through March 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Interest	\$ -	\$ 0	\$ -	-
<b>Total Revenue</b>	<u>-</u>	<u>0</u>	<u>-</u>	-
<b>Expenditures</b>				
Miscellaneous Expenses	-	-	-	-
<b>Total Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>	-
<b>Revenues Over/(Under) Expenditures</b>	-	-		-
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	-
<b>FUND BALANCE BEGINNING</b>	-	2	-	
<b>Net Changes in fund balance</b>	-	0	-	
<b>FUND BALANCE, ENDING</b>	<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 March 31, 2026**

	<b>FY2026 Adopted Budget</b>	<b>FY2026 Actual Year-to-Date</b>	<b>Over (Under) Annual Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
Developer Contributions	\$ -	\$ -	\$ -	-
<b>Total Revenue</b>	<u>-</u>	<u>-</u>	<u>-</u>	-
<b>Expenditures</b>				
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>	-
<b>Revenues Over/(Under) Expenditures</b>	-	-	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>	-
<b>FUND BALANCE BEGINNING</b>	-	-	-	0.00%
<b>Net Changes in fund balance</b>	-	-	-	0.00%
<b>FUND BALANCE, ENDING</b>	<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			<b>Beginning Balance - Bank United</b>			<b>\$ 67,617.97</b>
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: 428990 (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			<b>BU - month end balance</b>	<b>228,486.75</b>	<b>80,287.30</b>	<b>\$ 215,817.42</b>
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 OPPORTUNIT	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 Aburndale	Water Billing 10/1/25 - 10/31/25		33.04	202,819.48
11/25/2025	112525ACH1	City of Aburndale	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
<b>11/30/2025</b>			<b>BU - month end balance</b>	<b>1,754.20</b>	<b>\$ 194,616.40</b>
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 Aburndale	Water Billing 11/1/25 - 11/30/25	74.62	151,896.64
12/24/2025	122425ACH2	City of Aburndale	Water Billing 11/1/25 - 11/30/25	33.04	151,863.60
12/24/2025	122425ACH3	City of Aburndale	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
<b>12/31/2025</b>			<b>BU - month end balance</b>	<b>-</b>	<b>\$ 149,202.47</b>
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 Aburndale	Water Billing 12/1/25 - 12/31/25	69.87	122,556.57
01/22/2026	012226ACH2	City of Aburndale	Water Billing 12/1/25 - 12/31/25	33.04	122,523.53
01/22/2026	012226ACH3	City of Aburndale	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
<b>01/31/2026</b>			<b>BU - month end balance</b>	<b>-</b>	<b>\$ 119,678.01</b>
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
<b>02/28/2026</b>			<b>BU - month end balance</b>	<b>-</b>	<b>\$ 84,303.05</b>
03/02/2026	200098	Fast Property Services, LLC	Invoice: FSP-4513 (Reference: Landscape Maintenance Feb 26. )	6,900.00	77,403.05
03/02/2026	200099	Vesta District Services	Invoice: 431107 (Reference: Management Fees March 26. )	4,625.00	72,778.05
03/03/2026	200100	Vesta Property Services	Invoice: 431185 (Reference: Pool Services March 26. )	1,300.00	71,478.05
03/04/2026	2037	Angela M. Martinez	BOS Meeting 2/24/26	200.00	71,278.05
03/04/2026	2038	Erica F. Miro Smith	BOS Meeting 2/24/26	200.00	71,078.05
03/04/2026	2039	Veronica L. Thomas	BOS Meeting 2/24/26	200.00	70,878.05
03/05/2026	200101	All American Lawn & Tree Specialist, LLC	Invoice: 48850 (Reference: Pest Control Mar 26. )	120.00	70,758.05
03/09/2026	030926ACH1	Spectrum	4347 Trotters Way 2/18/26 - 3/17/26	150.00	70,608.05
03/09/2026	200102	Vesta Property Services	Invoice: 431376 (Reference: Pool Service Feb 26. )	236.99	70,371.06
03/11/2026	200103	Vesta District Services	Invoice: 431345 (Reference: Billable Expenses - Feb 2026. )	331.81	70,039.25
03/16/2026	031626ACH1	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.23	70,012.02
03/16/2026	031626ACH2	Lakeland Electric	4347 TROTTERS WY # REC	673.81	69,338.21
03/17/2026	200104	Starboard A/C, Inc.	Invoice: i16840 (Reference: AC Service call. )	700.00	68,638.21
03/17/2026	200105	Averett Septic Tanks	Invoice: i280174 (Reference: Lift station service call. ) Invoice: i280175 (Reference: Lift sta...	225.00	68,413.21
03/18/2026	200106	Averett Septic Tanks	Invoice: i280173 (Reference: Lift station service call. )	125.00	68,288.21
03/18/2026	200107	Landmark Engineering & Surveying Corp	Invoice: 2210014-61 (Reference: Engineering Services Feb 26. )	852.50	67,435.71
03/19/2026	031926ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,408.82	66,026.89
03/19/2026	031926ACH2	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,846.25	64,180.64
03/23/2026	200108	Kilinski Van Wyk PLLC	Invoice: 14466 (Reference: Legal Services Feb 26. )	5,054.65	59,125.99
03/23/2026	032326ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1	93.47	59,032.52
03/23/2026	032326ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	70.92	58,961.60
03/23/2026	032326ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	67.07	58,894.53
03/24/2026	032426ACH1	City of Aburdale	Water Billing 1/21/26 - 2/18/26	42.55	58,851.98
03/24/2026	032426ACH2	City of Aburdale	Water Billing 1/21/26 - 2/19/26	146.28	58,705.70
03/24/2026	032426ACH3	City of Aburdale	Water Billing 1/21/26 - 2/19/26	242.60	58,463.10
03/26/2026	200109	Clean Star Services of Central FL	Invoice: 17662 (Reference: Trash & Pet Waste Collection Mar 26. )	675.00	57,788.10
03/26/2026	200110	Fast Property Services, LLC	Invoice: FSP-4312 (Reference: Landscape Maintenance Mar 26. )	6,900.00	50,888.10
03/26/2026	200111	GHS Environmental	Invoice: 2026-218 (Reference: Aquatic Weed Control Feb 26. )	1,540.00	49,348.10
<b>03/31/2026</b>			<b>BU - month end balance</b>	<b>-</b>	<b>\$ 49,348.10</b>



# EXHIBIT 3



Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

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



Saddle Creek Preserve CDD

General Fund

Statement of Revenue, Expenditures, and Change in Fund Balance

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

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

