



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

April 28, 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, April 28, 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, April 28, 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. | Consideration of GHS Environmental Proposal #26-210 for Mitigation Area Planting - \$5,975.00 | <u>EXHIBIT 4</u> |



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services* **WALK-ON EXHIBIT A**
 - 1. Review of Pool Landscape Refurbishment Project (Thomas) **WALK-ON EXHIBIT B**
 - a. Approved Proposal
 - b. Before Pictures
 - c. After Pictures
 - 2. Consideration of Fast Property Services Proposals **EXHIBIT 5**
 - a. Application of Landscaping Stone Binder at Amenity Center - \$784.00
 - b. Fill and Sod Over Depression in North-East Corner of District Property - \$630.00
 - c. Amenity Exterior Landscape Improvements - \$4,650.00
 - d. Main Entrance Landscape Enhancement - \$4,875.00
- D. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 6**
 - 1. Presentation of Field Requests
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
 - 1. Discussion on Revised Parking and Parking Enforcement Policy **WALK-ON EXHIBIT C**
 - a. Reimbursement for District Property Damage (Thomas)
 - b. Reporting of Parking Violations (Thomas)
 - 2. Discussion on Additional Parking Construction and Financing Options **EXHIBIT 7**
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of **Resolution 2026-08, Approving Proposed FY 2027 Budget and Setting Public Hearing** **EXHIBIT 8**
 - Proposed FY 2027 Budget

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

- A. Discussion of Frontier Marketing Agreement Related to Use of District Property (Thomas)
- B. Discussion on Amenity Rules - Review of Dress Code & Clarification on Age Restrictions (Thomas) **WALK-ON EXHIBIT D**



SIXTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Special Meeting Held February 24, 2026 **EXHIBIT 9**
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held February 24, 2026 **EXHIBIT 10**
- C. Acceptance of the March 2026 Unaudited Financial Reports **EXHIBIT 11**
- D. Ratification of GHS Environmental Invoice for Vegetation Clearing at Ponds 4, 5, 6A & 6B Mitered End Sections - \$500.00 **EXHIBIT 12**

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, May 26, 2026 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





GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-432-2820

Actions Required At Time of Inspection

G = Treated Grasses/Herbaceous Species (ie. torpedo grass, cattails, alligatorweed, primrose, pennywort, etc.)

A = Treated Algae (ie. filamentous, planktonic, blue-green, etc.)

F = Treated Floating Species (ie. Hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)

S = Treated Submerged Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)

L = Treated Lilies (ie fragrant waterlily, spatterdock)

T = Trash/debris removed

Project: Saddle Creek Preserve

No. of Ponds: 15

SERVICE DATE: 3/19/26

Pond Number	G	A	F	S	L	T	Notes
1A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6B	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tract A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



EXHIBIT 4





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

March 20, 2026

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

**Re.: Saddle Creek Preserve of Polk CDD
 Wetland Mitigation Replanting Services
 GHS Proposal #26-210**

Dear Mr. Beckett,

GHS Environmental (GHS) is pleased to provide our services for wetland mitigation replanting services at the Saddle Creek Preserve of Polk CDD.

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

Proposed Scope of Services

Task 1: Wetland Mitigation Replanting Services (One Event)

GHS will provide, deliver and install 4,280 bareroot aquatic plant species in accordance with Table 1 below:

Table 1 – Planting Scope

Plant Species	Area	Plant Size	Spacing	Quantity
<i>Eleocharis interstincta</i>	M1	Bareroot	3' o.c.	1,160
<i>Pontederia cordata</i>	M1	Bareroot	3' o.c.	435
<i>Sagittaria lancifolia</i>	M1	Bareroot	3' o.c.	435
<i>Scirpus validus</i>	M1	Bareroot	3' o.c.	270
Total				2,300
<i>Eleocharis interstincta</i>	M2	Bareroot	3' o.c.	930
<i>Pontederia cordata</i>	M2	Bareroot	3' o.c.	370
<i>Sagittaria lancifolia</i>	M2	Bareroot	3' o.c.	370
<i>Scirpus validus</i>	M2	Bareroot	3' o.c.	230
Total				1,900
<i>Eleocharis interstincta</i>	M3	Bareroot	Fill in Open Space	50
Total				50
<i>Eleocharis interstincta</i>	Northern Tip of Pond 4	Bareroot	Fill in Open Space	10
<i>Pontederia cordata</i>	Northern Tip of Pond 4	Bareroot	Fill in Open Space	10
<i>Sagittaria lancifolia</i>	Northern Tip of Pond 4	Bareroot	Fill in Open Space	10
Total				30
GRAND TOTAL				4,280





GHS recommends waiting until the rainy season begins to install the plant species to help promote the best opportunity for survivorship.

Proposed Budget

Table 2 summarizes the proposed budget for the tasks outlined above. Our proposed budget for the work described above is \$5,975.00 for Task 1.

Table 2 – Proposed Budget

Task Description		Subtotal
TASK 1	Wetland Mitigation Replanting Services	\$5,975
GRAND TOTAL		\$5,975

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

Closing Comments

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

Sincerely yours,

GHS Environmental

Dana J. Gaydos
Principal

Chuck Burnite
Sr. Environmental Scientist

Accepted by:

Signature/Title

Date



WALK-ON EXHIBIT A





Saddle Creek Preserve CDD – Monthly Status Report & Discussion

District Status Report

This has been an extremely productive month throughout the district. We were able to successfully wrap up the pool renovation project, which we feel strongly accomplished the vision that we originally approached the board with. The improvements made have significantly enhanced the appearance, cleanliness, and overall usability of the space, and we have received very positive feedback from members of the community.

We are excited to continue building on this momentum and would like to begin discussing opportunities to expand this same level of improvement to additional areas throughout the district, starting with the front pool area and parking areas to create a consistent visual standard.

Pool Area Observations & Recommendations

While the rock installation has proven to be much cleaner in appearance and easier to maintain overall, we have observed that children have been getting into the rock beds. This has resulted in stones being displaced onto the pavers and occasionally into the pool area.

To address this, we are recommending the application of a landscaping adhesive to help secure the rock in place and minimize movement. Additionally, we suggest installing a few small, strategically placed signs asking residents and visitors to keep off the rocks in order to raise awareness and reduce disturbance.

A proposal outlining the rock treatment process has been attached separately for consideration.

Property Line Maintenance – Red Loop Corridor

This month we revisited the property line between Tenoroc and the access strip located behind the homes along Red Loop. As the board may recall, last year we performed a comprehensive cleanup due to the area being severely overgrown and inaccessible from the previous service provider.



This month's work focused on maintaining that standard through an annual cleanup, including trimming trees, removing overgrowth, and detailing the entire corridor. This ensures that the area remains accessible, clean, and consistent with the level of maintenance expected throughout the community.

Photos have been provided to show the condition and improvements made in this area.

Front Entrance Hedge Line

We completed a full trimming and cleanup of the hedges located along Saddle Creek Road. This was done in preparation for the spring growing season and has resulted in a noticeably cleaner and more uniform appearance along the front of the district.

Maintaining this area is important as it sets the first impression for the community, and we will continue to keep it well-managed moving forward.

Wetland Area Improvements

Last month we worked alongside our aquatics specialist to address the overgrown and undesirable vegetation located in the wetland area near the main entrance.

These plants were not only visually unappealing but also not appropriate for the wetland environment. Their removal has significantly improved the appearance of the entrance area.

Moving forward, we will continue working with our aquatics team to ensure that only beneficial and appropriate vegetation is allowed to grow, maintaining both environmental integrity and visual appeal.

Entrance Island Considerations

The pine tree areas throughout the entrance are performing well, with the pine needle mulch naturally replenishing itself as expected. However, the front circular islands do not contain pine trees and therefore do not benefit from this self-replenishing effect.

As a result, these areas tend to look less consistent and require more frequent maintenance. Based on previous discussion and management suggestions, we are proposing converting these islands to decorative stone, similar to the pool area, to create a cleaner and more consistent appearance while reducing long-term maintenance.

A proposal for these improvements has been attached for review.

Front Corner Repair Area



At the front corner of the district where Saddle Creek Road meets the school, there is an approximately 12-foot-wide depressed area containing exposed construction debris.

Although we have maintained this area through mowing, it remains visually inconsistent and creates unnecessary difficulty during routine maintenance.

We are proposing to fill this area with clean dirt and install Bahia sod to match the surrounding turf. This approach has been successfully implemented in another area of the community, which has since fully blended in and significantly improved both appearance and maintenance efficiency.

A proposal for this repair has been attached.

Lake 3B Island Discussion

The island located within Lake 3B has historically been inaccessible due to water levels. Recently, water levels dropped enough to allow limited access, and we were able to perform a basic mowing pass.

However, the area contains substantial growth that would require a more extensive cleanup effort to bring it to a maintainable condition.

It is important to note that on the most recent district map available, this island is designated as wetlands. This distinction is critical in determining whether the area should be actively maintained or preserved in its natural state, as it is surrounded by marsh and lakefront conditions.

For that reason, we would like clarification from the board regarding whether this island is intended to be serviced.

If maintenance is desired, a long-term access solution such as a small bridge or walkway would need to be considered. Without reliable access, any work performed could be lost as water levels rise again during the rainy season, resulting in unnecessary recurring costs.

We would like to discuss expectations, confirm the intended use of this area, and determine a clear plan moving forward.

Pool Utility Request

During the pool renovation process, we identified a lack of access to a water source for cleaning and plant care.

We are requesting approval to purchase a 100-foot hose that can be stored in the pool storage room for use in maintaining the area. Additionally, we would like to request access to the storage room, as we currently do not have a key.

Having access to a hose would greatly improve our ability to keep the pool deck, surrounding areas, and plantings clean and properly maintained. It would also be useful at other locations throughout the



district where water access is available, such as the lift stations.

Suggested hose options have been attached for consideration.

North Red Loop Access Issue

There is currently no practical access to the rear area of Pond 2 on the north side of Red Loop. Access requires either crossing private property or navigating nearly half a mile through a narrow easement.

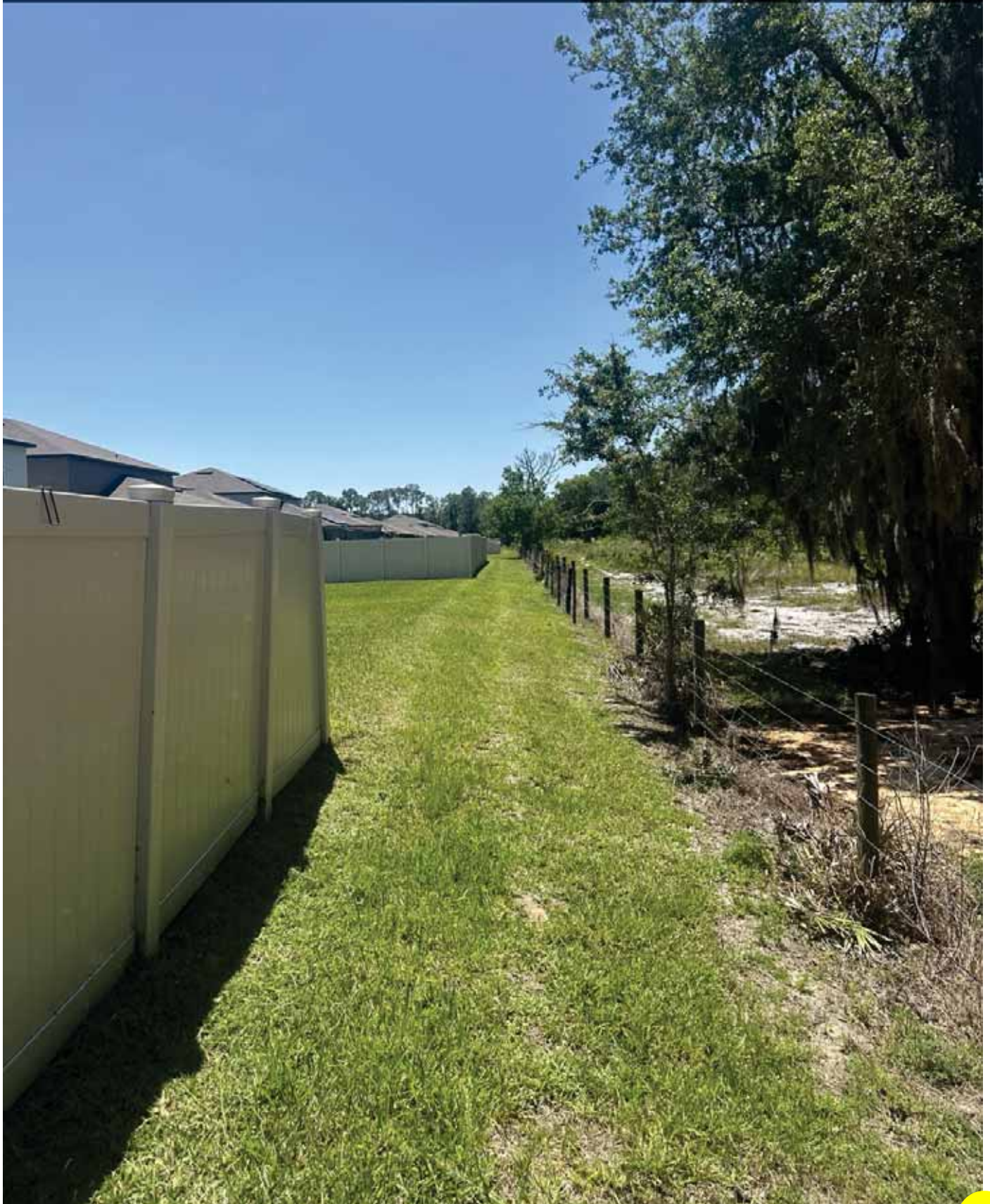
Additionally, the rock-filled drainage canal prevents equipment from crossing, creating challenges for both landscaping and aquatics maintenance teams.

We would like to propose exploring the possibility of installing a bridge or walkway across this area. This would not only improve maintenance access but could also serve as a functional feature for residents walking or fishing in the area.

We recommend consulting with a professional to determine feasible design options that work within the constraints of the drainage easement.



Corridor Area behind Red Loop Rd









WALK-ON EXHIBIT B





Saddle Creek Preserve - Pool Amenities Area - Landscaping/Hardscaping Proposal

This proposal provides a detailed cost breakdown for the renovation of the pool deck landscape islands. Work includes excavation, irrigation upgrades, decorative stone installation, nautical post and rope borders, accent plantings, and solar LED landscape lighting.

LINE ITEM	DESCRIPTION	AMOUNT
Site Preparation	Removal of mulch and debris, excavation of 4 to 6 inches of root bound soil, grading, haul off, and county disposal.	\$950.00
Pre Emergent	Application prior to stone installation to prevent dormant weed seed germination beneath stone coverage.	\$160.00
Irrigation	Re routing, new mister heads, drip line installation, fittings and adjustments to accommodate landscaping.	\$550.00
Stone Installation	Manual wheelbarrow transport across paver areas, shovel spreading, and grading of approximately 11 cubic yards of stone.	\$1,600.00
Nautical Borders	Installation of approximately 40 pressure treated 6 inch posts with rope spans and protective sealing for longevity.	\$2,850.00
Plant Installation	Roebellini palms, aztec grass, lirioppe, and bromeliads installed per design layout.	\$1,235.00
Solar LED Lighting	Side mount solar LED fixtures installed at island corners casting inward accent lighting.	\$319.00
FIXED PROJECT SUBTOTAL		\$7,664.00

STONE OPTION	STONE COST	PROJECT TOTAL
White Marble (3/4 in.)	\$4,200.00	\$11,864.00
Khaki River Rock (3/4 in.)	\$3,180.00	\$10,844.00
Salt and Pepper Marble (3/4 in.)	\$2,500.00	\$10,164.00



Detailed Scope Explanation

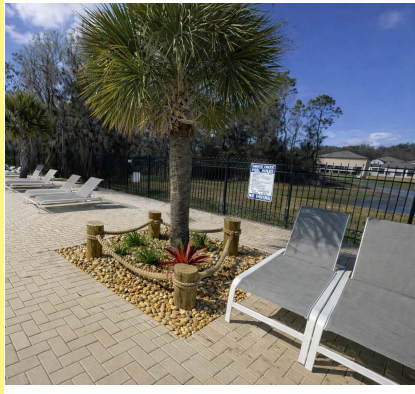
- **Stone Depth and Coverage:** Decorative stone will be installed at a finished depth of 3 to 4 inches to ensure long term durability and proper weed suppression.
- **Pre Emergent Protection:** Treatment will be applied prior to installation to prevent dormant weed seeds from germinating beneath the stone layer.
- **No Landscape Fabric:** Fabric liners are not used because they become exposed and deteriorate over time. Thick stone coverage provides a more durable solution.
- **Material Volume and Handling:** Approximately 11 cubic yards, or roughly 15 tons, of stone will be manually transported and installed.
- **Excavation and Grading:** Beds will be excavated 4 to 6 inches to remove mounded and root bound soil for proper finish grade.
- **Irrigation Improvements:** New mister heads, drip line, fittings, and rerouting will be installed as needed.
- **Post Protection:** All pressure treated posts will receive a protective sealing treatment for consistent appearance and longevity.
- **Estimated Timeline:** Project duration is estimated at 4 to 5 working days, weather permitting.



Pool Area - BEFORE - (2/26)



PROPOSED



FAST
PROPERTY SERVICES
*Example Arrangement

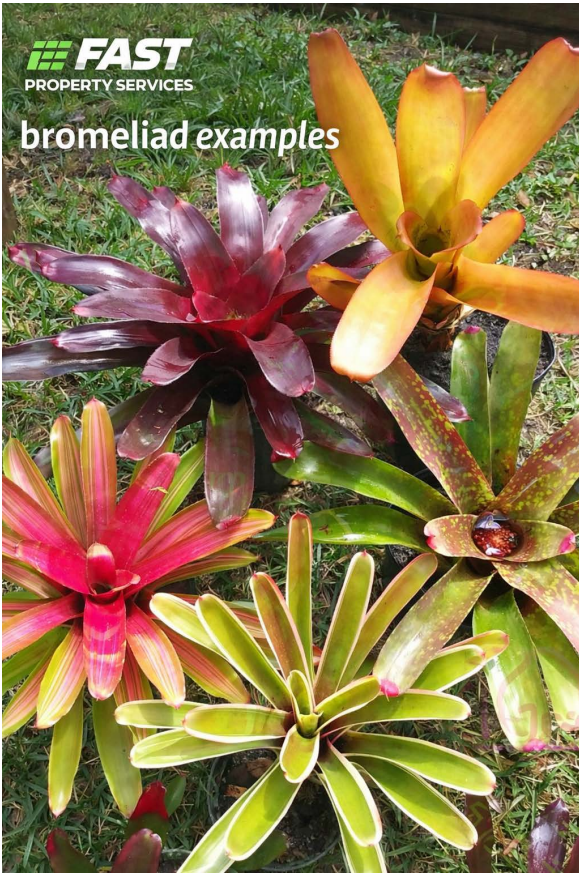




FAST
PROPERTY SERVICES Aztec grass/Blue Liriope Examples



FAST
PROPERTY SERVICES
robellini Example



FAST
PROPERTY SERVICES
bromeliad examples



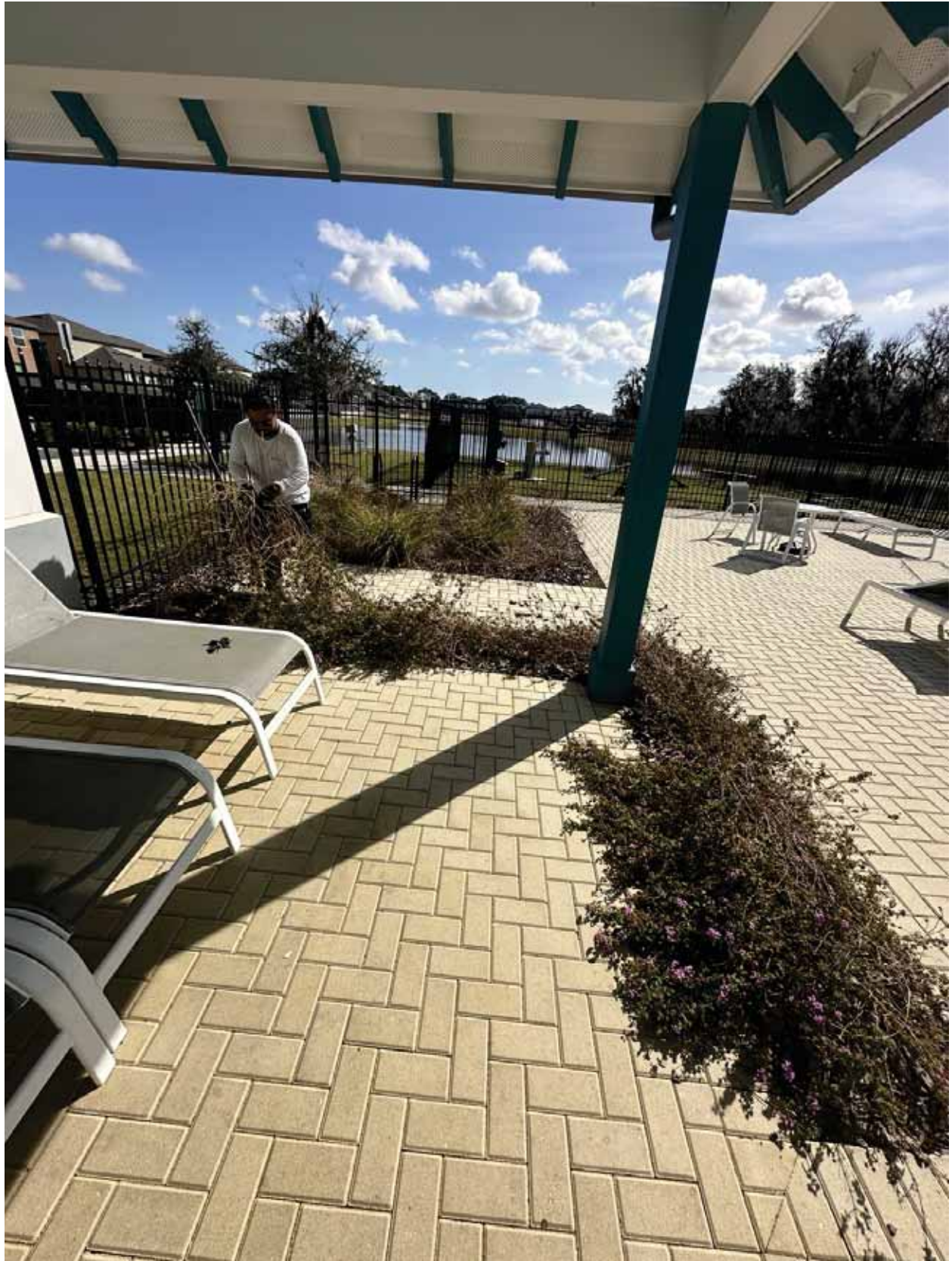
Pool Area - Before Renovation Photos













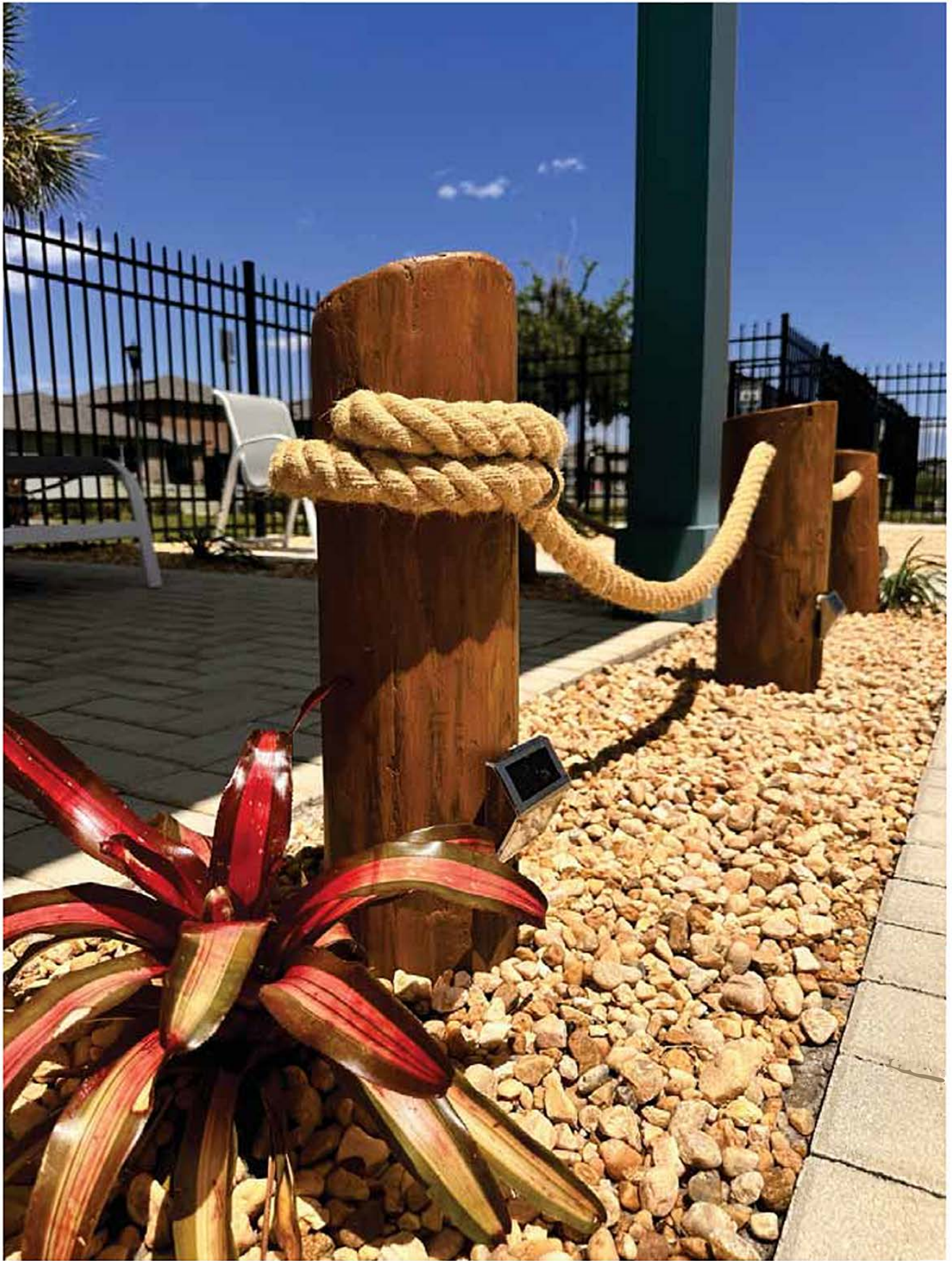






PROJECT COMPLETION PHOTOS







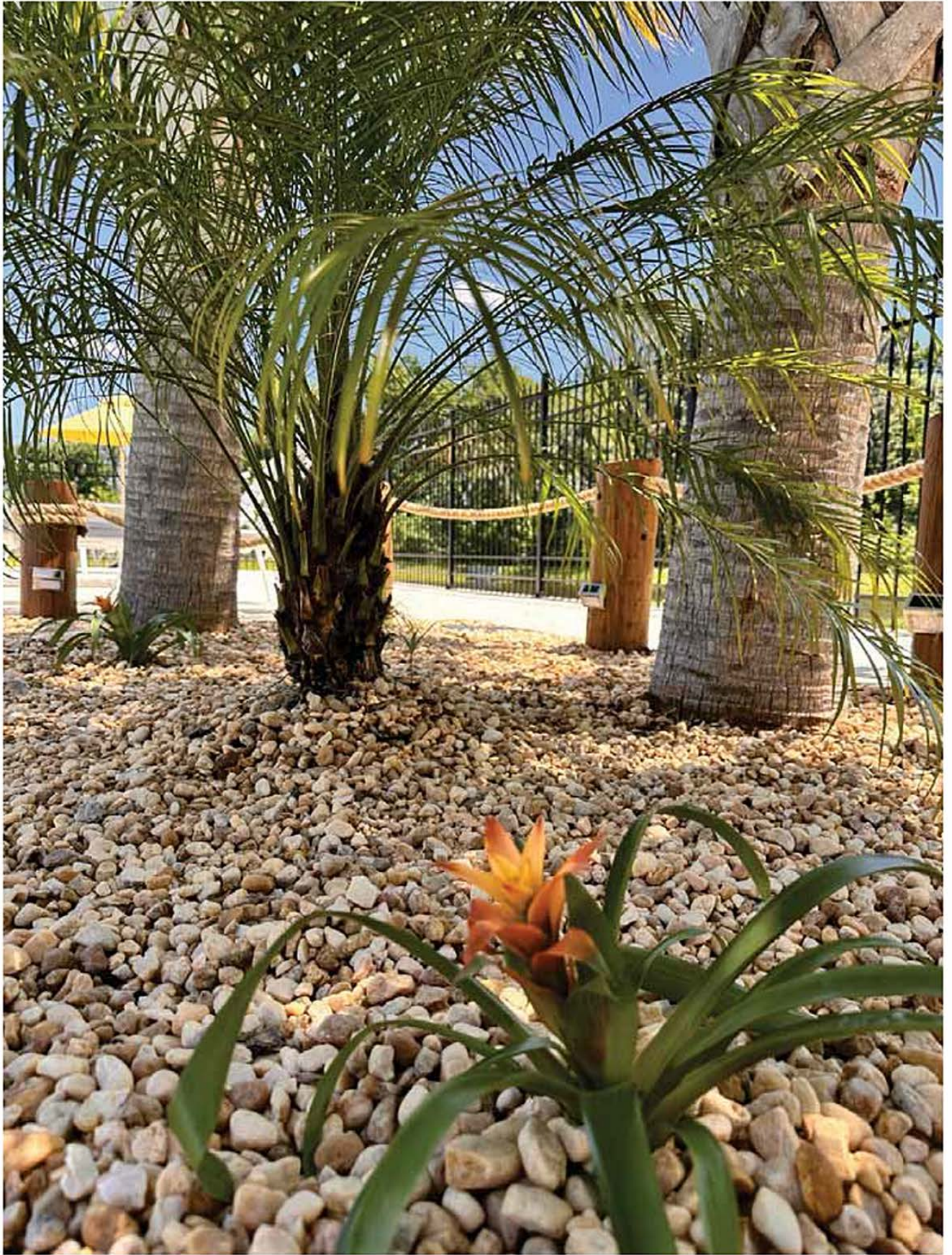
















EXHIBIT 5





PROPOSAL – LANDSCAPE STONE BINDER APPLICATION

This service includes the application of a professional-grade landscaping stone adhesive binder designed to stabilize loose decorative rock in high-traffic areas such as pool surroundings. The binder penetrates the top layer of stone and cures to create a firm, semi-permanent bond that helps prevent shifting, scattering, and displacement caused by foot traffic, weather, and maintenance activity. The process involves surface preparation, ensuring the stone is properly leveled and clean, followed by an even application of the binder to achieve optimal coverage and durability. This solution enhances the appearance of the landscape, reduces maintenance needs, and helps preserve the integrity of the installed rock beds over time.

Description	Qty	Unit	Total
Stone Binder Material (150 sq ft/gal)	7	\$56.00	\$392.00
Application Labor	7	\$56.00	\$392.00
		Total Cost	\$784.00

Fast Property Services LLC | 863-326-8366





PROPOSAL – TURF RESTORATION & GRADE CORRECTION

At the front corner of the district where Saddle Creek Road meets the school, there is an approximately 12-foot-wide depressed area containing exposed construction debris. Although this area has been maintained through routine mowing, it remains visually inconsistent with the surrounding landscape and presents unnecessary challenges during regular maintenance operations.

We propose to fill this area with clean fill dirt to restore proper grade and eliminate the uneven surface. Once leveled and compacted, Bahia sod will be installed to match the existing turf. This method has already been successfully implemented elsewhere in the community, where it has blended seamlessly and improved both appearance and maintenance efficiency.

- Removal of exposed construction debris
- Installation of clean fill dirt / topsoil
- Proper grading and leveling of area
- Installation of Bahia sod to match existing turf

Total Cost

\$630.00





FAST
PROPERTY SERVICES





PROPOSAL – POOL / AMENITIES EXTERIOR LANDSCAPE IMPROVEMENTS

The exterior of the pool amenities area, including the surrounding parking lot and mailbox section, presents a similar layout and square footage to the interior pool landscape. Currently, these areas contain aged mulch, overgrowth, and inconsistent bed definition that detracts from the overall appearance of the community and increases maintenance difficulty.

We propose a full refresh of these areas to align with the established beach-style aesthetic found within the pool interior. This will include removal of existing mulch and overgrowth, reshaping and defining all bed lines, and properly excavating the area to accommodate a consistent 3–4 inch layer of decorative river rock.

Although the material quantities are comparable to the interior pool area, preparation and access for this section are significantly more efficient, reducing overall labor requirements. Additionally, the existing hedges and trees surrounding the parking area will remain in place, contributing to a more cost-effective conversion to stone.

Adjacent to the amenities building, we will remove dead or declining plant material while preserving the existing palm trees. This will create a clean, open stone base that allows for future installation of annuals or coordinated plantings that match the pool area aesthetic, to be determined.

<ul style="list-style-type: none">• Removal of existing mulch and overgrowth• Definition and edging of all flower beds• Excavation to allow for 3–4 inches of river rock• Installation of beach-themed river rock to match pool area• Removal of dead plants while preserving palm trees• Disposal of all excavated materials at approved dump site	
Total Cost	\$4,650.00
Deposit Required	\$2,500.00



Proposed Rendering – Pool Building Exterior



Proposed Rendering – Mailbox / Parking Area



FAST
PROPERTY SERVICES





PROPOSAL – MAIN ENTRANCE LANDSCAPE ENHANCEMENT

The primary entrance areas of Saddle Creek Preserve CDD, including both monument sign locations and the central entrance island, currently consist of mulch-based landscaping that, while maintained, does not fully align with the upgraded aesthetic recently completed within the pool and amenities areas.

We propose converting these areas to a clean, permanent installation of beige and tan mixed quarter-inch river rock, creating a cohesive and upscale appearance throughout the community. This upgrade will significantly reduce ongoing maintenance requirements while enhancing visual consistency across all key focal points within the district.

We have already seen excellent results using this material within the community—both from an aesthetic standpoint and in its ability to greatly reduce weed growth and ongoing maintenance. Based on this proven performance, we believe this approach represents the most visually appealing and long-term solution for enhancing the entrance areas.

Access to these areas is straightforward, and because the beds were previously cleared and prepared during last year’s pine straw installation, minimal additional preparation is required. This efficiency allows for a more streamlined installation process, resulting in reduced labor costs and overall savings for the district.

This proposal includes the installation of five Roebellini (Pygmy Date) palms—one at each side of both entrance signs and one centrally located within the main entrance island—along with selective, symmetrical placement of low-maintenance ornamental grasses to complement the design.

• Removal of remaining mulch and surface debris	
• Final grading and preparation of all entrance beds	
• Installation of 3–4 inches of beige/tan mixed river rock	
• Installation of five Roebellini (Pygmy Date) palms	
• Symmetrical placement of low-maintenance accent plantings	
• Haul-off and disposal of all debris	
Total Cost	\$4,875.00
Deposit Required	\$2,500.00



Proposed Rendering – Entrance Sign Areas



Proposed Rendering – Main Entrance Island



EXHIBIT 6





Field Operations Report
for
Saddle Creek
Community Development
District
March 2026

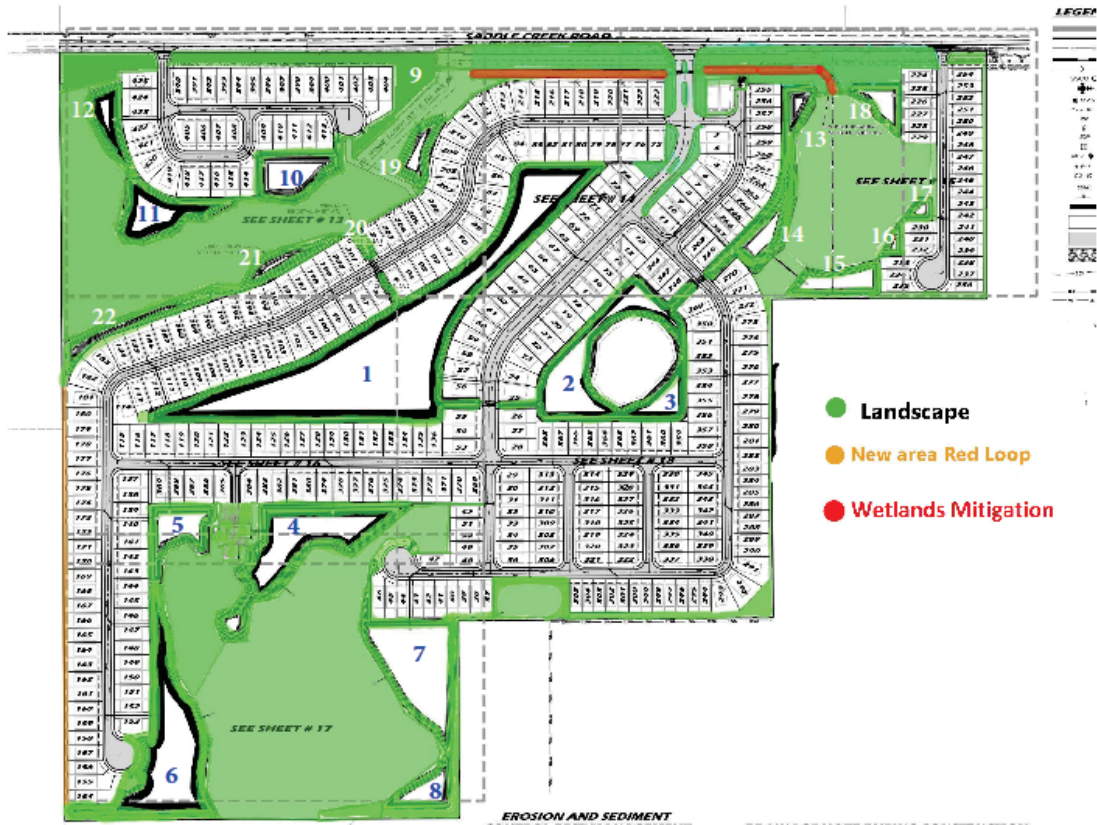


Saddle Creek

- Stop Sign Stop Bars.
 - Scheduled for the week of the 30th.
- 4 –Way Stop at Trotters Way & Old Minning.
 - Currently, there are 4 stop signs in this intersection.
- Speed limit Signs. (Radar)
 - Ordered, waiting for delivery.
- Speed Limit Signs.
 - Discussing with Todd the placement of the signs, once we have the placement, our vendor can complete the installation.
- Wet Land/Trespassing Signs.
 - Installation scheduled for the week of the 23rd.
- Landscaping.
 - Ray has started the enhancements in the pool area, due to being spring break weeks, unfortunately, the work is on hold, so the pool area can be used.
- Handicap Chair.
 - Repair has been completed on the plumbing.
 - Ordered a new sign for the chair.
 - “Keep off it, this chair is not a toy”



Saddle Creek



Pool area cleanup.





Handicap Chair Repair.



Pool Entrance Light Installed.



Handicap Chair Sign To Be Replaced.



Saddle Creek

Pond 4



Pond 5



Saddle Creek



Pond 6, including pump station



Easement for entering the
greenspace by Ponds 6 & 7.



Greenspace located on the South end of the community.



Main Entrance Landscaping.



Teneroc Entracne.





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Entry #	Date Created	Subject	Name - Last	Street Address	Your Message
3	2026-04-19	Swimming Pool	Duprat	1994 Red Loop	My fob for the pool isn't working
2	2026-04-03	Swimming Pool	Pozniak	1639 Red Loop	<p>The recently installed rocks are becoming increasingly problematic in the pool area. Not only are they not staying in their designated areas, they are becoming a safety hazard for adults and children alike who are walking barefoot around the pool deck.</p> <p>I request they be returned to their designated areas and secured with something more semi permanent, such as rock glue.</p>



WALK-ON EXHIBIT C



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

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

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

SECTION 2. DEFINITIONS.

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

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

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

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

SECTION 5. EXCEPTIONS.

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



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

SECTION 6. TOWING/REMOVAL PROCEDURES.

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

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

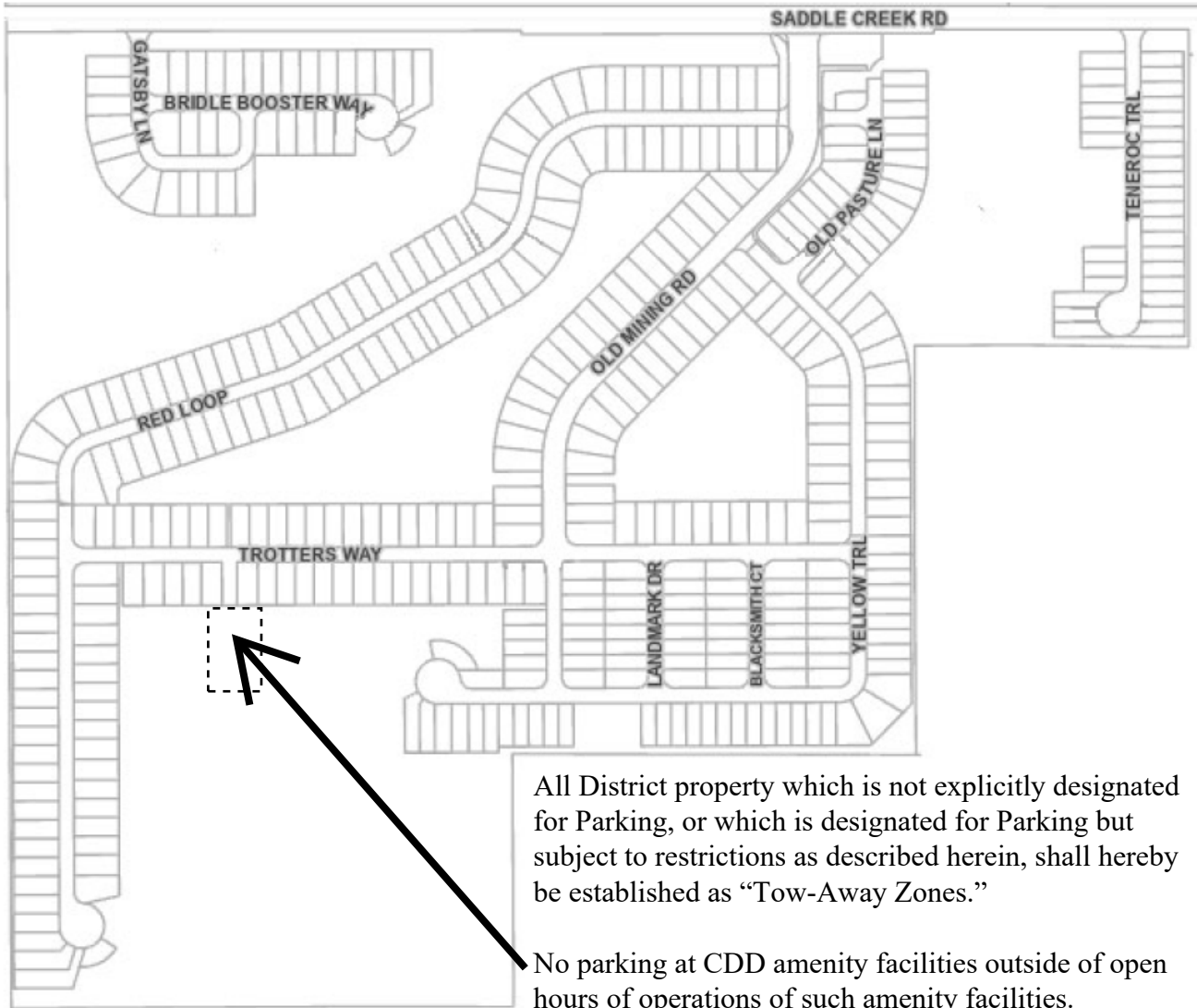
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones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

EXHIBIT A – Designated Parking Areas (highlighted areas)

Effective date: September 23, 2025



EXHIBIT A
Designated Parking Areas



All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow-Away Zones."

No parking at CDD amenity facilities outside of open hours of operations of such amenity facilities.



EXHIBIT 7





MEMORANDUM

To: Saddle Creek Preserve of Polk County CDD
From: Kilinski | Van Wyk PLLC
Re: Construction and Financing Options for Additional Parking

This memorandum serves to provide information to the Saddle Creek Preserve of Polk County Community Development District (“District”) regarding the processes for construction and financing for additional parking areas, should the Board of Supervisors (“Board”) choose to approve all or a portion of this project. This memorandum is intended to serve as a short summary of the main considerations for each process to aid in initial decision-making, and is not intended to be a comprehensive description of any particular concept. Please contact your Kilinski | Van Wyk attorney with any questions.

Construction

Formal Sealed Bidding: Community Development Districts must complete a sealed bidding process for projects above certain dollar thresholds.¹ For 2026, the threshold for formal bidding of construction projects is \$549,859.47. This means that if the total cost of the project exceeds \$549,859.47, the District must run an advertisement, follow strict statutory procedures to solicit competitive bids from qualified companies, and evaluate the bids according to evaluation criteria which are established in advance, among other procedural requirements.² Individual communication with bidders is restricted during the sealed bidding process in order to ensure that no bidder has an unfair advantage. This process involves additional expenses associated with running the required advertisement and paying the District’s professional fees for running this process. Due to required advertising timeframes and other procedural requirements, the District should allow at least three months to facilitate a sealed bidding process.

Informal Bidding: If the total cost of the project is below \$549,859.47, the District may use an “informal” bid process. District staff will request proposals from multiple companies in order to achieve the best possible value, but the process will not be subject to the statutory requirements for formal bidding, which means in most cases it is both cheaper and faster than a sealed bidding process.

Payment and Performance Bonds: Any contractor performing a public works project over \$200,000 must also provide payment and performance bonds in favor of the District.³ A payment bond is a surety bond that guarantees that subcontractors, suppliers, and laborers will be paid for their work or materials if the contractor fails to meet payment obligations. A performance

¹ Section 190.033, *Florida Statutes*.

² Section 255.20, *Florida Statutes*.

³ Section 255.05, *Florida Statutes*.





bond is a surety bond which guarantees that if the contractor fails to fulfill its contractual obligations, the project will be completed and the District will be compensated for its damages. Payment and performance bonds are intended to protect the District against risks involved in the construction process. Bidders will be asked to include the cost of providing payment and performance bonds in their bid price.

Please note that payment and performance bonds are different from bonds which may be used for project funding, which are discussed in more detail below.

Financing Options

One-Time Assessment: The District has the option of collecting a one-time assessment from property owners to fund the parking spaces project.

The District’s fiscal year runs from October 1 to the following September 30. Each year, the District approves a proposed operations and maintenance budget for the upcoming fiscal year by June 15,⁴ sends required notices for any increases from the previous year, then holds the necessary hearing(s) to adopt a final budget and impose assessments, usually in July or August. The money necessary to fund the budget is then collected on the County tax roll as an assessment from each property owner. In connection with the annual budget process for the upcoming fiscal year, the District could impose a one-time assessment on each property in an amount sufficient to pay for the additional parking areas the District wishes to construct. The total cost of the project would be divided among the total number of assessable units in the District.

While the District could also impose a one-time special assessment in the middle of the fiscal year (i.e. outside of the annual budget process), the assessment would not be eligible for collection on the County tax roll and instead would be collected by directly mailing a bill to each homeowner. This “direct-collect” process is costly and collection of payment is more difficult; therefore, it is not recommended.

A one-time assessment often results in a larger upfront cost to each homeowner than the alternative options described below. However, it is likely the preferred option for smaller-scale projects as it does not involve the interest, closing costs, and costs of issuance involved with a short-term loan or long-term bond, as described below.

Short-Term Loan: The District may obtain a short-term loan (i.e. up to five (5) years) from a private bank. This will look similar to private loans used for individual purposes, but because the District is a unit of government, it is eligible for a tax-exempt loan. Funding obtained through a short-term loan will be subject to interest, closing costs of the bank, and professional

⁴ Section 190.008(2)(a), *Florida Statutes*.





fees for the financing team involved in securing the loan. Most banks also require that the District's operating funds be moved to the bank.

A short-term loan would be repaid through annual installments of assessments imposed on property owners within the District, spread over up to five (5) years, depending on the term of the loan. These annual installments would be budgeted and reflected in the District's annual fiscal year budget and collected as part of the District's operation and maintenance assessments. Like other District assessments, property owners would only be responsible for the annual assessments due while they own property in the District. If they sell the property, the new owner would then be responsible for future assessment installments.

A short-term loan is often the preferred option for projects which require a larger amount of funding and thus are impractical to fund through a one-time assessment, but which are not expensive enough to justify the increased costs of a long-term bond, as described below.

Long-Term Bond: Bonds are long term, tax-exempt financing available to the District because it is a unit of government with authority to issue long-term debt. Bonds may be issued through either a private placement or a public offering and may be repaid in installments over up to thirty (30) years, often making them the most cost-effective option for large public improvement projects. Any District financing which is repaid over a term of more than five (5) years is considered a "bond" under Florida law and must be approved by a court through a process called "validation."⁵

When this District was established, a court validated issuance of up to \$17,000,000 in bonds. The District previously issued bonds to finance the construction of public infrastructure but has permission to issue up to \$6,345,000 in additional bonds for public improvements. Determining whether bond financing is available for this project will require analysis of the details of the proposed project as well as analysis of documents associated with prior bond issuances.

Like private loans, bonds are subject to interest and costs of issuance to pay the professional fees involved in securing funding. However, a bond issuance is subject to higher costs of issuance than a private loan, which means it is not the right option unless the total cost of the project is high enough to justify paying these additional amounts for the benefit of being able to repay the costs over a longer period of time. While feasibility varies based on the amount of funding needed, applicable interest rates, and the number of assessable units in the community, a general rule of thumb is that bond financing is appropriate for projects exceeding \$800,000 to \$1,000,000.

Like the private loan option, bonds would be repaid through annual assessment installments paid by property owners in the District over the term of the loan. Property owners would only be

⁵ Section 190.016(12), *Florida Statutes*.





KILINSKI | VAN WYK

responsible for the annual assessments due while they own property in the District. If they sell the property, the new owner would then be responsible for future annual assessment installments.

Once the Board has refined the options it would like to pursue, please consult your Kilinski | Van Wyk attorney for a more in-depth analysis of your construction and financing processes.



EXHIBIT 8



RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Saddle Creek Preserve of Polk County Community Development District (“**District**”) proposed budgets (together, “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	_____
HOUR:	6:00 PM
LOCATION:	Auburndale Historic Depot 120 W Park Street Auburndale, FL 33823

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.



7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF APRIL 2026.

ATTEST:

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

Secretary

By: _____
Its: Chair, Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2027



**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
REVENUES				
SPECIAL ASSESSMENTS	603,677	604,544	505,943	(98,601)
INTEREST INCOME	14,431	4,108	15,000	10,892
MISCELLANEOUS REVENUE	200	-	-	-
TOTAL REVENUES	618,308	608,652	520,943	(87,709)
EXPENDITURES				
ADMINISTRATIVE				
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
TOTAL ADMINISTRATIVE	143,324	120,520	126,293	5,773
INSURANCE:				
INSURANCE:	12,114	17,600	25,000	7,400
TOTAL INSURANCE	12,114	17,600	25,000	7,400
DEBT SERVICE ADMIN.:				
DISSEMINATION	6,938	8,111	7,500	(611)
ARBITRAGE	900	900	900	-
TRUSTEE FEES	9,091	8,890	9,500	610
TOTAL DEBT SERVICE ADMIN.	16,929	17,901	17,900	(1)
UTILITIES:				
STREETLIGHTS	23,672	40,000	40,000	-
ELECTRIC	7,500	5,500	5,500	-
WATER & SEWER	7,500	5,500	5,500	-
TOTAL UTILITIES:	38,672	51,000	51,000	-
FIELD				
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
TOTAL FIELD	201,063	227,236	200,255	(26,981)
AMENITY				
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
TOTAL AMENITY	64,017	118,070	100,495	(17,575)
OTHER				
TRANSFER TO CAPITAL RESERVE FUND	59,113	53,048	-	(53,048)
TOTAL OTHER	59,113	53,048	-	(53,048)
TOTAL EXPENDITURES	535,233	605,375	520,943	(91,831)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	83,075	3,277	-	4,122



**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
REVENUES				
SPECIAL ASSESSMENTS	-	-	98,601	98,601
TRANSFER IN FROM GENERAL FUND	59,096	53,048	-	(53,048)
INTEREST INCOME	5,619	-	-	-
TOTAL REVENUES	64,715	53,048	98,601	45,553
EXPENDITURES				
CAPITAL OUTLAY	-	-	-	-
FUND BALANCE CONTRIBUTION	-	53,048	98,601	45,553
TOTAL EXPENDITURES	-	53,048	98,601	45,553
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	64,715	-	-	-
FUND BALANCE, BEGINNING	90,854	90,854	155,569	64,715
FUND BALANCE, ENDING	155,569	90,854	254,170	64,715



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)
ADMINISTRATIVE:			
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).
INSURANCE			
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
DEBT SERVICE ADMIN.			
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.
UTILITIES:			
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.
OPERATIONS & MAINTENANCE:			
FIELD EXPENDITURES			
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.
AMENITY EXPENDITURES			
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.
OTHER EXPENDITURES:			
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
TOTAL GROSS ASSESSMENTS	<u>\$650,047</u>

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
CDD TOTAL	<u>425</u>	<u>224</u>	<u>201</u>

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
	<u>425.00</u>	<u>\$650,047.31</u>	

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		\$2,873.61
SINGLE FAMILY 50'	\$1,529.52	\$1,612.90		\$3,142.43
<u>SERIES 2022 ASSMT AREA</u>				
SINGLE FAMILY 40'	\$1,529.52		\$1,344.09	\$2,873.61
SINGLE FAMILY 50'	\$1,529.52		\$1,612.90	\$3,142.43

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**

	SERIES 2020 DEBT SERVICE	SERIES 2022 DEBT SERVICE	TOTAL DEBT SERVICE
REVENUE			
SPECIAL ASSESSMENTS (MADS)	313,500	287,653	601,153
TOTAL REVENUE	313,500	287,653	601,153
EXPENDITURES			
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
TOTAL EXPENDITURES	310,425	285,803	596,228
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	3,075	1,850	4,925

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



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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Principal Balance
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	-
Total	\$ 4,935,000			\$ 7,780,950	\$ 7,780,950	

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	-
Total	\$ 4,690,000		\$ 2,740,904	\$ 7,430,904	\$ 7,430,904	

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



WALK-ON EXHIBIT D



SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – FEBRUARY 25, 2025¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2024); In accordance with Chapter 190 of the Florida Statutes, and on February 25, 2025, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.



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DEFINITIONS

“Amenities” or “Amenity Facilities”– means the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, dog park, and passive recreational areas including open space tracts, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – means these Amenity Policies and Rates of the Saddle Creek Preserve of Polk County Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – means the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – means those rates and fees established by the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” – means an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – means the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District.

“District” – means the Saddle Creek Preserve of Polk County Community Development District.

“District Staff” – means the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – means any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – means an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – means a residential unit or a group of individuals residing within a Patron’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for those individuals 18 years of age or older may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” – means those water management and control facilities within the District, including but not limited to stormwater management facilities and ponds.

“Non-Resident” – means any person who does not own property within the District.

“Non-Resident Patron” – means any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – means the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth

herein, and that amount is subject to change based on Board action. Payment of the Annual User Fee entitles the person and their Household full access to the Amenities.

“Patron” – means Residents, Guests, Non-Resident Patrons and Renters who have been assigned Resident’s Rights and Privileges through execution of the “Assignment of Amenity Rights and Privileges” form.

“Renter” – means a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required. Renter’s shall have Patron rights only upon execution of the “Assignment of Amenity Rights and Privileges” form.

“Resident” – means any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," “hereinafter” and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.



AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** ALL PERSONS USING THE AMENITIES DO SO AT THEIR OWN RISK AND AGREE TO ABIDE BY THE AMENITY POLICIES WHICH MAY BE AMENDED FROM TIME TO TIME IN THE DISTRICT'S SOLE DISCRETION. ALL PERSONS USING THE AMENITIES ARE DEEMED TO HAVE READ AND OBTAINED A COPY, IF DESIRED, OF THE MOST RECENT POLICIES. THE DISTRICT SHALL ASSUME NO RESPONSIBILITY AND SHALL NOT BE LIABLE FOR ANY INCIDENTS, ACCIDENTS, PERSONAL INJURY, DEATH, DAMAGE TO OR LOSS OF PROPERTY ARISING FROM THE USE OF THE AMENITIES OR FROM THE ACTS, OMISSIONS OR NEGLIGENCE OF OTHER PERSONS USING THE AMENITIES. THE DISTRICT DOES NOT PROVIDE SECURITY SERVICES OR SUPERVISION WITH RESPECT TO THE USE OF THE AMENITIES, AND THERE ARE INHERENT RISKS IN THE USE OF THE AMENITIES – E.G., USE MAY RESULT IN SERIOUS BODILY INJURY OR EVEN DEATH. PATRONS ARE RESPONSIBLE FOR THEIR ACTIONS AND ACTIONS OF THEIR GUESTS. PARENTS AND LEGAL GUARDIANS ARE RESPONSIBLE FOR THEIR MINOR CHILDREN WHO USE THE AMENITIES AND PATRONS WILL BE HELD ACCOUNTABLE FOR THEIR ACTIONS. VIOLATION OF ONE OR MORE OF THE POLICIES STATED HEREIN MAY RESULT IN WARNINGS, SUSPENSION OR TERMINATION OF AMENITY PRIVILEGES. THE DISTRICT WILL PROSECUTE ILLEGAL ACTIVITY TO THE FULL FORCE OF THE LAW.
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident must pay the Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Non-Resident User Fee shall be paid in full on the anniversary date of application. Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be*

grounds for suspension or termination of a Household's access and usage privileges.

- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager on the "Assignment of Amenity Rights and Privileges" form attached hereto as **Exhibit C**, designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized two (2) initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards. Patrons are responsible for notifying the District immediately if an Access Card is lost or stolen. The lost or stolen Access Card will be immediately deactivated. Patrons are also responsible for notifying the District when they sell their home. Each Patron shall be responsible for the actions of those individuals using the Patron's Access Card unless said Access Card is reported as being lost or stolen.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards, rollerblades, electric scooters, and hoverboards are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Facilities must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, gatherings of ten or more people for a common purpose, etc.



SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Alcohol is also prohibited unless expressly permitted in writing by the District in compliance with these Policies and Florida law. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements, with the exception of the Dog Park. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Unless otherwise posted, swimming is permitted only during designated hours, as posted at the pool. If not posted, swimming is only permitted 30 minutes after dawn through 30 minutes before dusk as required by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Non-swimming children should have adult supervision with them and within arm's reach at all times. Persons unable to swim safely and/or without assistance must be accompanied by a capable adult at all times in and around the pool.. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device **MUST** be supervised one-on-one by an adult who is in the water and within arm's length of the child. Even proficient swimmers could find themselves at risk, the District recommends Patrons not swim alone. All persons entering the facilities do so a their own risk, regardless of age or ability.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge, or who are experiencing diarrhea may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- (7) **Conduct.** No cursing, offensive language or gestures, threatening language or behavior, or lewd behavior is allowed. Conduct that prevents the District from fostering a familial environment at the pool amenity facilities is prohibited.
- (8) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (9) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (10) **Music / Audio.** Radios and other audio devices are prohibited; other than when used with headphones.
- (11) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (12) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (13) **Entrances.** Pool entrances must be kept clear at all times.
- (14) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (15) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

- (16) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (17) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:
- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (18) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (19) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (20) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Facilities must first be approved by the District in writing.



DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) **Use.** Patrons shall use the Dog Park at their own risk and must comply with all posted signage. Patrons are responsible for the behavior of their dogs at all times. If any dog shows aggressive behavior, the owner must immediately remove the dog from the Dog Park. The District is not responsible for injuries to visiting dogs, their owners, or others using the Dog Park. The Dog Park is exclusively for the use and enjoyment of Patrons' dogs and should not be used for other activities. Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park.
- (2) **Hours of Operation.** The Dog Park may be used from sunrise until sunset.
- (3) **Reservations Not Permitted.** The Dog Park is available to all Patrons on a first-come, first-served basis and cannot be reserved for exclusive use. Play shall be limited to one (1) hour if the Dog Park is at full occupancy and other Patrons are waiting for entry.
- (4) **Supervision.** Patrons must be capable of exerting physical control over their dog(s), and are responsible for the behavior of their dog(s). Dogs must be on leashes at all times, except within the Dog Park area. Dogs inside the Dog park must be under voice control by their handler at all times and continuously supervised with a leash readily available if necessary. If voice control is not possible, do not enter the Dog Park. Dogs may not be left unattended and must be within unobstructed sight of the dog handler. No more than three (3) dogs per handler.
- (5) **Vaccinations.** Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) **Prohibited.** Dogs in heat, dogs with aggressive behavior, and dogs under four (4) months of age are not permitted. Any dogs showing signs of aggression should be removed from the Dog Park immediately. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (7) **Attire.** Proper footwear and clothing should be worn while inside the Dog Park.
- (8) **Food and Toys Prohibited.** Human or dog food inside the Dog Park is prohibited. Dog toys and bones are not permitted inside the Dog Park.
- (9) **Clean Up.** Patrons are responsible for removing or cleaning up any trash and must immediately dispose of dog waste and fill any holes dug by their dog(s).
- (10) **Dog Trainers.** Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (11) **No Smoking.** The Dog Park is a designated “No Smoking” area.

LAKES AND PONDS POLICIES

Lakes and ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment of stormwater runoff and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure continued operations of the Lakes while allowing limited recreational use.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulations of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities unless properly permitted and approved by the District and other applicable governmental agencies.
- (7) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through resident backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife, water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

SUSPENSION AND TERMINATION OF ACCESS RULE

Law Implemented: ss. 120.69, 190.011, 190.012, Fla. Stat. (2024)

Effective Date: February 25, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on February 25, 2025 at a duly noticed public meeting, the Board of Supervisors (“Board”) of the Saddle Creek Preserve of Polk County Community Development District (“District”) adopted the following rules / policies to govern disciplinary and enforcement matters. All prior rules / policies of the District governing this subject matter are hereby rescinded for any violations occurring after the date stated above.

1. **Introduction.** This rule addresses disciplinary and enforcement matters relating to the use of the Amenities and other properties owned and managed by the District (“Amenity Center” or “Amenity Facilities”).

2. **General Rule.** All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies established for the safe operations of the District’s Amenity Facilities.

3. **Access Card.** Access Cards are the property of the District. The District may request surrender of, or may deactivate, an Access Card for violation of the District’s Policies established for the safe operations of the District’s Amenity Facilities.

4. **Suspension and Termination of Rights.** The District, through its Board of Supervisors (“Board”) and District Manager shall have the right to restrict or suspend, and after a hearing as set forth herein, terminate the Amenity Facilities access of any Patron and members of their household or Guests to use all or a portion of the Amenity Facilities for any of the following acts (each, a “Violation”):

- a. Submitting false information on any application for use of the Amenity Facilities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of a Patron Card or otherwise facilitating or allowing unauthorized use of the Amenity Facilities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District rules or policies (e.g., Amenity Policies);
- g. Treating District Staff, contractors, representatives, residents, Patrons or Guests, in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, Amenities or other property located on District property;
- i. Failing to reimburse the District for Amenities or property damaged by such person, or a minor for whom the person has charge, or a Guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District,

District Staff, contractors, representatives, landowners, Patrons or Guests;

- k. Committing or being alleged, in good faith, to have committed a crime on District property that leads the District to reasonably believe the health, safety or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests is likely endangered;
- l. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- m. Such person's Guest or a member of their household committing any of the above Violations.

Permanent termination of access to the District's Amenity Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, District Staff, contractors, representatives, landowners, Patrons or Guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of access to the Amenity Facilities.

5. Suspension Procedures.

- a. **Immediate Suspension.** The District Manager or his or her designee has the ability to immediately remove any person from one or all Amenities or issue a suspension for up to sixty (60) days for the Violations described above, or when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's Amenities or property from damage. If, based on the nature of the offense, staff recommends a suspension longer than sixty (60) days, such suspension shall be considered at the next Board meeting. Crimes committed or allegedly committed on District property shall automatically result in an immediate suspension until the next Board meeting.
- b. **Notice of Suspension.** The District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

6. **Administrative Reimbursement.** The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the actual legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

7. **Property Damage Reimbursement.** If damage to District property or Amenities occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

8. **Initial Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.**

- a. If a person's Amenity Facilities privileges are suspended, as referenced in Section 5, such person

shall be entitled to a hearing at the next regularly scheduled Board meeting that is at least eight (8) days after the initial suspension, as evidenced by the date of notice sent by certified electronic or other mail service or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, during which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District Staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing if they so choose. Any written materials should be submitted at least seven (7) days before the hearing for consideration by the Board. If the date of the suspension is less than eight (8) days before a Board meeting, the hearing may be scheduled for the following Board meeting at the discretion of the person subject to the suspension.

- b. The person subject to the suspension may request an extension of the hearing date to a future Board meeting, which shall be granted upon a showing of good cause, but such extension shall not stay the suspension.
- c. After the presentations by District Staff, witnesses and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.
- d. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.
- e. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.
- f. After the conclusion of the hearing, the District Manager or his/her designee shall mail a letter to the person suspended identifying the Board's determination at such hearing.

9. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstances, a letter shall be sent to the person suspended which contains all the information required by Section 5, and the hearing shall be conducted in accordance with Section 8.

10. Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all Access Cards associated with an address within the District until such time as the outstanding amounts are paid.

11. Appeal of Board Suspension. After the hearing held by the Board required by Section 8, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing the notice of the Board's determination as required by Section 8(f), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall

constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

12. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to suspension or termination is found at the Amenity Facilities, such person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Amenities after expiration of a suspension imposed by the District.

13. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.



USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest, or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, “Indemnitees”), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys’ fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term “Activities” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time provided that the Suspension and Termination of Access Rule and all rates, fees and charges will only be permanently changed during a public hearing and consistent with Chapter 120 and 190, Florida Statutes. The Amenity Policies may be changed by vote or consensus of the Board at a public meeting but does not require a public hearing. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

- Exhibit A:** Amenity Rates
- Exhibit B:** Amenity Access Registration Form
- Exhibit C:** Assignment of Amenity Rights and Privileges



EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual Non-Resident User Fee	\$2,500.00-\$4,000.00
Replacement Access Card	\$30.00-\$50.00
Returned Check/Insufficient Funds Fee	\$50.00
Administrative Reimbursement Fee	Up to \$500.00



EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM



Saddle Creek Preserve Community Development District

Amenities Access Registration Form

Name: _____
(Resident listed on proof of residency)

Residential Address: _____ **Lakeland FL 33801**
(Within Saddle Creek Preserve CDD) Street Address City State ZIP Code

Mailing Address: _____
(If different from Residential) Street Address City State ZIP Code

Phone: _____ Email: _____

Additional Resident(s): _____
(Using the amenities)

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Saddle Creek Preserve Community Development District.

Signature: _____ Date: _____
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
bjeskewich@vestapropertyservices.com

OR MAIL TO:
Saddle Creek Preserve CDD
Attn: Barry Jeskewich, Amenity Manager
250 International Parkway Suite 208
Lake Mary, FL 32746

FOR OFFICE USE ONLY:

Date Received: _____
Date Issued: _____
Card(s): _____
Lease Term End: _____
(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: <https://saddlecreekpreserveccd.com/>

CONTACT THE AMENITY MANAGER: Barry Jeskewich

321-263-0132 ext. 398 / bjeskewich@vestapropertyservices.com



ADDRESS/IDENTIFICATION CONFIDENTIALITY REQUEST FROM PUBLIC RECORDS DISCLOSURE

Florida law allows certain persons to request that a governmental entity not publicly disclose his/her specific identifying information and/or address in any of the entity's governmental records. If eligible under Florida law, submit this completed form to District. Note that this form is not intended to be an exhaustive list of exemptions, and other exemptions may apply. It is your responsibility to ensure that you are eligible under Florida law for the exemption claimed, and the District reserves the right to pursue any available legal remedies in the event that no exemption exists and the District is harmed as a result.

I hereby request the exemption (check applicable exemption category) for the person named below:

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Code Enforcement Officer* <input type="checkbox"/> Dept. of Children and Family Services personnel with investigative duties involving abuse, neglect, exploitation, fraud, theft, or other criminal activities.* <input type="checkbox"/> Dept. of Health personnel whose duties are to support the investigation of child abuse or neglect.* <input type="checkbox"/> Dept. of Revenue personnel or local government personnel with duties relating to revenue collection and enforcement or child support enforcement.* <input type="checkbox"/> Dept. of Business and Professional Regulation investigator or inspector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")* <input type="checkbox"/> Firefighter certified in compliance with s. 633.408, F.S. <input type="checkbox"/> Guardian ad litem (By signature below, it is certified that the person made "reasonable efforts to protect such information from being accessible through other means available to the public.")* <input type="checkbox"/> Human resource, labor relations, or employee relations director, assistant director, manager or assistant manager of any local government agency or water management district whose duties include hiring and firing employees, labor contract negotiation, administration, or other personnel-related duties.* <input type="checkbox"/> Judge or justice of the Florida Supreme Court, district court of appeal, circuit court and county court.* <input type="checkbox"/> Judicial or quasi-judicial officer (general and special magistrate, judge of compensation claims, administrative law judge of the Division of Administrative Hearings, and child support enforcement hearing officer) (By signature below, it is certified that the person made "reasonable" | <ul style="list-style-type: none"> efforts to protect such information from being accessible through other means available to the public.") <input type="checkbox"/> Juvenile probation officer or supervisor, detention superintendent, assistant detention superintendent, juvenile detention officer I or II, juvenile detention officer supervisor, juvenile residential officer or supervisors I or II, juvenile counselor or supervisor, human services counselor administrators, senior human services counselor administrators rehabilitation therapist, and social services counselor of the Dept. of Juvenile Justice.* <input type="checkbox"/> Law enforcement personnel including correctional officers and correctional probation officers.* <input type="checkbox"/> Prosecutor (includes state attorney, assistant state attorney, statewide prosecutor, assistant statewide prosecutor). * <input type="checkbox"/> Public defenders and criminal conflict and civil regional counsel (includes assistant public defenders, assistant criminal conflict and assistant civil regional counsel).* <input type="checkbox"/> U.S. attorney or assistant attorney, U.S. appellate judge, U.S. district court judge and U.S. magistrate (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.")* <input type="checkbox"/> Victim of sexual battery, aggravated child abuse, aggravated stalking, harassment, aggravated battery or domestic violence. (Attach official verification that crime occurred.). This is only a 5-year exemption. ** <input type="checkbox"/> County Tax Collector (By signature below, it is certified that the person made "reasonable efforts to protect information from being accessible through other means available to the public.") <input type="checkbox"/> Other (list applicable statute): _____ |
|--|--|

Printed Name: _____

Residence Address (City, State, Zip): _____

Prior/Current Position (for purpose of claiming exemption): _____ Years Held: _____

Description of Position: _____

Signature: _____ Date: _____

If request is submitted instead by the person's employing agency, complete the following:

Agency: _____ Name/Title: _____

To request an exemption for your spouse or child's identifying information and address, please submit a separate sheet with the name, date of birth, and relationship. *Available to both current and former employees. **Florida law does not make this exemption applicable to the spouse or child of a donor or victim.

EXHIBIT C
ASSIGNMENT OF AMENITY RIGHTS AND PRIVILEGES

Instructions: All capitalized terms are as defined in the District’s Amenity Policies. This form must be completed in its entirety and returned to the District Manager or District Staff, as applicable, in order for amenity access privileges to be granted to any Renter. The form must be completed and signed by all owners and co-owners of the subject property and witnessed. Signatures of agents or property managers acting on behalf of the owner will not be accepted unless accompanied by a properly executed Power of Attorney document granting specific authority to sign the owners’ names for this purpose. Upon acceptance of this properly completed document, any Access Cards previously issued to the Household will be deactivated and listed Renters become eligible to apply for Access Cards for the designated lease period.

On this date _____, the owners of the property located at:

_____ (“Property”) state:

1. Owners of the Property, by their signatures below, attest the existence of a lawful tenancy with effective dates beginning (date)_____ terminating (date)_____. If length of tenancy is month to month or of an indefinite duration, this Assignment will only be effective for a three (3) month period and after that must be renewed.
2. Owners wish to transfer the rights and privileges to the use and enjoyment of the Amenities within the District to Renters.
3. Upon this transfer, Owners acknowledge their Access Devices will be deactivated as of the date of such transfer.
4. Upon this transfer, Renters acknowledge they must obtain their Access Devices from the District and that Renters have received or have reviewed a copy of the Amenity Policies and Rates, dated February 25, 2025, and updated from time to time, to which they agree to follow and shall be responsible for obtaining the Access Cards from the District and completing required forms.
5. Owners acknowledge that nothing in this assignment has any effect on their responsibilities as the owners of the Property to timely pay all Saddle Creek Preserve of Polk County Community Development District fees and special assessments.
6. Renters acknowledge at the end of their tenancy, their Access Cards will be deactivated as of the date their tenancy ends. In the case of a month to month tenancy or a tenancy of indefinite duration acknowledge that their Access Cards will be deactivated after three (3) months but may be renewed by a further assignment by the Owners.
7. Owners and Renters acknowledge that this document is subject to public review under Chapter 119, Florida’s Public Records Laws.

Owner Signature (required)

Witness Signature (required)

Owner Printed Name (required)

Witness Printed Name (required)

Co-Owner (if any) Signature (required)

Witness Signature (required)

Co-Owner (if any) Printed Name (required)

Witness Printed Name (required)



EXHIBIT 9



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 10



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 11



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

March 31, 2026



Saddle Creek Preserve CDD
Balance Sheet
March 31, 2026

	<u>General Fund</u>	<u>Capital Reserve</u>	<u>Debt Service 2020</u>	<u>Debt Service 2022</u>	<u>Construction 2020</u>	<u>Construction 2022</u>	<u>Total</u>
Assets:							
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
Total Assets:	\$ 1,468,442	\$ 222,167	\$ 542,096	\$ 484,868	\$ 2	\$ -	\$ 2,717,576
Liabilities:							
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
Total Liabilities:	\$ 607,051	\$ 63,473	# \$ 5,362	\$ 4,928	\$ -	\$ -	\$ 680,814
Fund Balance:							
Nonspendable	370	-	-	-	-	-	370
Assigned	-	158,694	-	-	-	-	158,694
Restricted	-	-	536,734	479,940	2	-	1,016,677
Unassigned	861,020	-	-	-	-	-	861,020
Total Liabilities & Fund Balance:	\$ 1,468,442	\$ 222,167	# \$ 542,096	\$ 484,868	\$ 2	\$ -	\$ 2,717,576



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
Revenue					
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	-
Total Revenue	\$ 608,651	\$ 5,518	\$ 615,852	\$ 7,201	101.18%
Expenditures					
General Administrative					
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%
Total General Administrative	145,698	8,965	57,530	(88,168)	39.49%
Operations and Maintenance					
Field					
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%
Total Field	291,836	17,167	131,766	(160,070)	45.15%
Amenity					
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%
Total Amenity Center Operations	108,070	4,136	28,257	(79,813)	26.15%



**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**

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



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

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



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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 311,510	\$ (1,990)	99.37%
Interest	4,974	4,914	(60)	98.79%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 316,424	\$ (156,230)	66.95%
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	220,974		136.61%
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	220,974	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 536,734	\$ 220,800	



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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 286,471	(1,830)	99.37%
Interest	5,369	5,468	99	101.84%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	\$ 528,923	\$ 291,939	\$ (236,984)	55.20%
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	91,019	(149,620)	37.82%
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	91,019	(149,620)	
FUND BALANCE, ENDING	\$ 240,639	\$ 479,940	\$ (149,620)	



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

	<u>FY2026 Adopted Budget</u>	<u>FY2026 Actual Year-to-Date</u>	<u>Over (Under) Annual Budget</u>	<u>% of Budget</u>
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 March 31, 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: 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			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 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
11/30/2025			BU - month end balance	1,754.20	\$ 194,616.40
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
12/31/2025			BU - month end balance	-	\$ 149,202.47
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
01/31/2026			BU - month end balance	-	\$ 119,678.01
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	-	\$ 84,303.05
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
03/31/2026			BU - month end balance	-	\$ 49,348.10



EXHIBIT 12





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
<p>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!</p>	Payments/Credits	\$0.00
	Balance Due	\$500.00

