



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

May 26, 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, May 26, 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, May 26, 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)			
Kayla Pozniak (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 APPOINTMENT

- A. Administration of Oaths of Office
- B. Review of Sunshine and Public Record Laws

EXHIBIT 1

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 – *Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.*
- B. Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

EXHIBIT 2



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*
 - 1. Consideration of Fast Property Services Proposals **EXHIBIT 3**
- D. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 4**
 - 1. Presentation of Field Requests
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
 - 1. Adoption of **Resolution 2026-09, Amending Amenity Policies and Rates** **EXHIBIT 5**
- F. District Manager – *Heath Beckett, Vesta District Services*

FIFTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

SIXTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Acceptance of the Minutes of the Board of Supervisors Workshop Held April 28, 2026 **EXHIBIT 6**
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held April 28, 2026 **EXHIBIT 7**
- C. Acceptance of the April 2026 Unaudited Financial Reports **EXHIBIT 8**
- D. Acceptance of Polk County Supervisor of Elections Qualified Elector Count as of April 15, 2026 – 610 **EXHIBIT 9**

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			
Kayla Pozniak			

Tuesday, June 23, 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
PENDING



EXHIBIT 3
PENDING



EXHIBIT 4



Saddle Creek Field Requests

Entry #	Date Created	Subject	Name - Last	Street Address	Your Message	Resolution
5	2026-05-13	Swimming Pool	Cruz	1506 landmark dr	<p>Hi, I wanted to kindly submit feedback regarding the pool and surrounding area. This is something I have noticed consistently over time, not just one occasion. There is often debris, leaves, and food residue inside the pool, along with buildup around some of the edges. Some of the pool furniture and surrounding areas also appear to need regular cleaning and maintenance.</p> <p>I have also noticed some of the landscaping and palm trees look dry and unattended. The pool area is beautiful, and I truly appreciate the community amenities. I just wanted to respectfully bring these ongoing concerns to attention because I know the area could look even nicer with more consistent maintenance.</p> <p>Thank you so much for your time and understanding.</p>	<p>5/14 DM physically inspected pool during follow up on alligator report. Pool looked clean.</p> <p>Discussed rocks being thrown into the pool w/Vesta Pools.</p> <p>Any food debris appears to be removed as part of regular pool maintenance events.</p> <p>Purchase of hose for watering plants discussed at April meeting.</p>
4	2026-05-09	Swimming Pool	Wilson	1778 Red Loop	We need new pool access keys	5/13 AM emailed instructions for fob purchase.
3	2026-04-19	Swimming Pool	Duprat	1994 Red Loop	My fob for the pool isn't working	4/21 AM emailed instructions for fob purchase.



EXHIBIT 5



RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDMENT TO THE AMENITY POLICIES AND RATES OF THE DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 within Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules, rates, charges and fees; and

WHEREAS, the Board accordingly finds that it is in the best interest of the District to adopt by resolution an amendment to the *Amenity Policies and Rates* as set forth at **Exhibit A** (“Amendment”), which relate to use of the District’s amenity facilities and other District-owned property, for immediate use and application.

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

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

SECTION 2. The Amendment attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution as necessary for the conduct of District business. Portions of the *Amenity Policies and Rates* which are not addressed in this Resolution remain in full force and effect. The amended *Amenity Policies and Rates* shall remain in full force and effect until such time as the Board may amend or replace them.

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

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 26th day of May 2026.

ATTEST:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Exhibit A: Amendment to *Amenity Policies and Rates*



EXHIBIT A
Amendment to *Amenity Policies and Rates*

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.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. Non-swimming children ~~should have~~must remain under 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 at 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. No thongs are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (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.



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)~~ (2) Wading and swimming in District Lakes are prohibited.
- ~~(2)(3)~~ (2)(3) Boating (motorized and non-motorized), paddleboarding, and other recreational water activities are prohibited in District Lakes.
- ~~(3)(4)~~ (3)(4) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- ~~(4)(5)~~ (4)(5) Pets are not allowed in the District Lakes.
- ~~(5)(6)~~ (5)(6) Owners of property lying contiguous 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)(7)~~ (6)(7) 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)(8)~~ (7)(8) 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)(9)~~ (8)(9) 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)(10)~~ (9)(10) 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)(11)~~ (10)(11) 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).

~~(H)~~(12) Any hazardous conditions concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.



EXHIBIT 6



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

4 A workshop of the Board of Supervisors of the Saddle Creek Preserve of Polk County
5 Community Development District was held on Tuesday, April 28, 2026, at 4:30 p.m., at the
6 Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. No decisions were made,
7 nor action taken, on behalf of the CDD at this workshop.

8 **FIRST ORDER OF BUSINESS:**

ATTENDANCE

9 The workshop was called to order at 4:40 p.m. Present were:

10 Vickie Davis (S1)	Board Supervisor, Assistant Secretary (<i>Joined in-</i> <i>progress virtually</i>)
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 Heath Beckett	District Manager, Vesta District Services
15 Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC

17 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS

18 There being none, the next item followed.

19 **THIRD ORDER OF BUSINESS:**

FY 2027 BUDGET

20 A. EXHIBIT 1: Discussion on FY 2027 Budget Draft

21 References:

- 22 ➤ Current Financial Report
- 23 ➤ FY 2025 Fund Balance Report
- 24 ➤ Discussion on Capital Improvement Projects

25 Mr. Beckett reviewed the budget process, explaining the Board would draft the
26 highwater mark for the proposed FY 2027 budget, this proposed budget is
27 submitted to Polk County 60 days prior to the Board holding a public hearing and
28 adopting the FY 2027 budget. The Board may reallocate funds within line items
29 or reduce funding to line items, but the proposed assessment allocation cannot
30 increase once the proposed budget is submitted. He explained that if the
31 assessments increase, a mailed notice is sent to all property owners advising of
32 the increase, the public hearing, and their opportunity to comment on the
33 proposed assessment allocations.

34 Mr. Beckett presented the proposed FY 2027 Budget. Supervisors discussed
35 adjustments to the fund allocation for each line item. Mr. Beckett
36 recommended building the reserve fund for another year before considering an
37 additional parking project in order to minimize impact on assessments. He also



38 recommended funding a Reserve Study (about \$5,000) in FY 2028. Discussion
39 followed on parking charges to offset construction costs, and enforcement costs.
40 The drafted budget proposed no increase to assessments for FY 2027.

41 **FOURTH ORDER OF BUSINESS: ADJOURNMENT**

42 The workshop was adjourned at 5:52 p.m.

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

47 **Workshop Minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
48 **meeting held on May 26, 2026.**

49 _____
50 Heath Beckett, Secretary

Erica Miro Smith, Chair

DRAFT

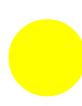


EXHIBIT 7



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, April 28, 2026 at 6:00 p.m., at
6 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 to order at 6:01 p.m. 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 Chuck Burnite	GHS Environmental
20 Raymond Bobrowiecki	Fast Property Services
21 Kayla Pozniak	Appointed to Board Supervisor, Assistant Secretary 22 (<i>Virtually</i>)

23 **SECOND ORDER OF BUSINESS:**

AUDIENCE COMMENTS – AGENDA ITEMS
(Limited to 3 minutes per individual for agenda
25 items)

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS:**

SEAT 5 VACANCY

28 A. Consideration of Supervisor Candidates

29 Ms. Pozniak introduced herself to the Board.

30 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
31 the Board approved the appointment of Kayla Pozniak as Supervisor to fill the Seat 5 vacancy, for
32 Saddle Creek Preserve of Polk County Community Development District.

33 B. EXHIBIT 1: Administration of Oaths of Office

34 This item was deferred until Supervisor Pozniak can be physically present.

35 C. EXHIBIT 2: Adoption of **Resolution 2026-07, Electing Officers**

36 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
37 the Board approved the adoption of **Resolution 2026-07, Electing Officers**, all current officers
38 remained the same and Supervisor Pozniak was added as an Assistant Secretary, for Saddle Creek
39 Preserve of Polk County Community Development District.

40 D. Review of Sunshine and Public Record Laws

41 References:

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

43 [Government in the Sunshine Training](#)

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

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

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

48 A representative of Landmark Engineering was not present. With no questions
49 or direction from the Board, the next item followed.

50 B. EXHIBIT 3: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

51 Mr. Burnite presented the Aquatic Maintenance Report, noting debris deposited
52 in pond 4, which may have come from outside the community, and drought
53 conditions causing water levels to drop.

54 1. EXHIBIT 4: Consideration of GHS Environmental Proposal #26-210 for
55 Mitigation Area Planting - \$5,975.00

56 Mr. Burnite discussed the scope of the proposal. Planting will wait until
57 July once rainy season occurs and plants become more readily available.

58 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
59 the Board approved GHS Environmental Proposal #26-210 for Mitigation Area Planting in the
60 amount of \$5,975.00, for Saddle Creek Preserve of Polk County Community Development District.

61 C. WALK-ON EXHIBIT A: Landscape Maintenance – *Raymond Bobrowiecki, Fast*
62 *Property Services*

63 Mr. Bobrowiecki discussed the Landscape Maintenance activities and discussed
64 the presented proposals.

65 Mr. Bush was asked to purchase a hose for the pool area.

66 The area enclosed by pond 3B was discussed. Maintenance has not occurred
67 due to water levels restricting access. Discussion followed on planting and
68 maintenance options for the “island” within 3B. Ms. Rinaldi will send a letter to
69 the resident whose fence is blocking the easement access (1886 Red Loop), and
70 request the fence be removed.



- 71 1. WALK-ON EXHIBIT B: Review of Pool Landscape Refurbishment Project
72 (Thomas)
73 a. Approved Proposal
74 b. Before Pictures
75 c. After Pictures

76 Additional plants were requested. Supervisors discussed ideas for
77 additional plants and options for the front entrance.

- 78 2. EXHIBIT 5: Consideration of Fast Property Services Proposals
79 a. Application of Landscaping Stone Binder at Amenity Center -
80 \$784.00

81 It was noted the binder would hold the rock in place, but would
82 not prevent intentional removal. Ms. Rinaldi noted that the
83 District has policies in place that limit liability claims.

84 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
85 the Board approved Fast Property Services proposal to apply Landscaping Stone Binder at the
86 Amenity Center in the amount of \$784.00, for Saddle Creek Preserve of Polk County Community
87 Development District.

- 88 b. Fill and Sod Over Depression in North-East Corner of District
89 Property - \$630.00

90 This item was tabled.

- 91 c. Amenity Exterior Landscape Improvements - \$4,650.00

92 This item was deferred pending a proposal for wood pillars and
93 rope.

- 94 d. Main Entrance Landscape Enhancement - \$4,875.00

95 This item was deferred pending a proposal for wood pillars and
96 rope.

- 97 D. EXHIBIT 6: Field Operations – *Michael Bush, Vesta District Services*

98 Mr. Bush reviewed the Field Operations Report. Locations for the speed limit
99 signs, entrance signs identifying Teneroc and Gatsby entrances as part of the
100 District, and the pool lift were discussed.

- 101 1. Presentation of Field Requests

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

- 103 1. WALK-ON EXHIBIT C: Discussion on Revised Parking and Parking
104 Enforcement Policy



105 Ms. Rinaldi recommended the Board maintain uniform enforcement of
106 the District's rules to ensure consistency in the direction given to
107 residents and vendors and to avoid any confusion. While the Board could
108 direct staff to advise the towing vendor of times when leniency could be
109 allowed, it would not prevent another entity with jurisdiction from
110 towing. Supervisors discussed parking issues.

111 a. Reimbursement for District Property Damage (Thomas)

112 Ms. Rinaldi reviewed the amenity suspension process as adopted
113 in the [Amenity Policies and Rates](#), stating that administrative and
114 property damage reimbursement could be applied and amenity
115 privileges suspended if District property is damaged during the
116 towing of an improperly parked vehicle.

117 Staff were directed to advise the towing vendor of the property
118 owner's liability for any damages and to proceed with towing of
119 the improperly parked vehicle behind. If District property is
120 damaged, staff were directed to notify the vehicle owner of their
121 amenity suspension and the administrative and property damage
122 reimbursement liability.

123 b. Reporting of Parking Violations (Thomas)

124 The reporting of parking violations was discussed. Any towing
125 requests should go to the District Manager to relay to the vendor.
126 *[Ongoing parking violations can be reported to the **District***
127 ***Manager** via the District's website: saddlecreekpreserve.cdd.com]*

128 Ms. Rinaldi reviewed the bills approved during the regular legislative session –
129 the formal recall process to remove a CDD Supervisor before their term ends,
130 increased sovereign immunity limits, rules regarding e-bike operation,
131 accident/incident data collection, and creation of an e-bike safety task force,

132 2. EXHIBIT 7: Discussion on Additional Parking Construction and Financing
133 Options

134 This item was tabled due to budget constraints.

135 F. District Manager – *Heath Beckett, Vesta District Services*

136 1. EXHIBIT 8: Consideration of **Resolution 2026-08, Approving Proposed FY**
137 **2027 Budget and Setting Public Hearing**

138 ➤ Proposed FY 2027 Budget

139 The budget was revised to reflect the workshop discussions; no
140 increase in assessments was proposed.



141 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
142 the Board approved adoption of **Resolution 2026-08, Approving Proposed FY 2027 Budget, as**
143 **revised, and Setting Public Hearing (6 p.m. on July 28, 2026)**, for Saddle Creek Preserve of Polk
144 County Community Development District.

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

146 A. Discussion of Frontier Marketing Agreement Related to Use of District Property
147 (Thomas)

148 Ms. Rinaldi advised that a license agreement would be required which would
149 authorize the HOA to place described signs in specified locations on District
150 property. A license agreement can also be drafted to allow the HOA to hold
151 events on District property.

152 Supervisor Thomas provided additional information on the Frontier’s proposed
153 marketing plan for the District.

154 B. WALK-ON EXHIBIT D: Discussion on Amenity Rules - Review of Dress Code &
155 Clarification on Age Restrictions (Thomas)

156 Supervisors discussed age and attire requirements for the pool and scheduling
157 adult-only swim times. Ms. Rinaldi will review the current policy and present
158 recommendations to the next meeting.

159 Supervisor Davis requested the Board consider an amenity that would provide
160 teenagers with an activity, such as a tennis court or basketball court.

161 Supervisors discussed additional security measures at the pool.

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

163 A. EXHIBIT 9: Approval of the Minutes of the Board of Supervisors Special Meeting
164 Held February 24, 2026

165 B. EXHIBIT 10: Approval of the Minutes of the Board of Supervisors Regular
166 Meeting Held February 24, 2026

167 C. EXHIBIT 11: Acceptance of the March 2026 Unaudited Financial Reports

168 D. EXHIBIT 12: Ratification of GHS Environmental Invoice for Vegetation Clearing at
169 Ponds 4, 5, 6A & 6B Mitered End Sections - \$500.00

170 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR,
171 the Board approved Consent Agenda – items A-D as presented, for Saddle Creek Preserve of Polk
172 County Community Development District.

173 **SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS**
174 (Limited to 3 minutes per individual for non-
175 agenda items)



176 Comments were heard against funding capital improvements to benefit teenagers,
177 requiring children and teenagers to follow the rules, and safety concerns due to parked
178 vehicles encroaching on sidewalks.

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

180 *The next Saddle Creek Preserve of Polk County Community Development District meeting is*
181 *scheduled for 6:00 p.m. on May 26, 2026 at Auburndale Historic Depot, 120 W. Park Street,*
182 *Auburndale, Florida 33823.*

183 Supervisor Miro Smith advised she may be attending virtually. Supervisors Davis,
184 Martinez, and Thomas affirmed their intent to attend the meeting in person.

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

186 **District Manager**

- 187 • Advise towing company of District rules regarding damage liability and
188 have them tow the vehicle inappropriately parked behind the Yellow Trail
189 property. Depending on whether damages are incurred, advise vehicle
190 owner of amenity suspension and administrative/property damage
191 reimbursement liability.

192 **District Counsel**

- 193 • Send letter to resident (1886 Red Loop) regarding fence encroachment
194 on Red Loop easement which is impeding vendor access to District
195 property
196 • Review age and attire rules for amenity pools and options for adults only
197 swim times

198 **TENTH ORDER OF BUSINESS: ADJOURNMENT**

199 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR,
200 the Board adjourned the meeting at 7:53 p.m., for Saddle Creek Preserve of Polk County
201 Community Development District.

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

206 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
207 **meeting held on May 26, 2026.**

208 _____
209 Heath Beckett, Secretary

_____ Erica Miro Smith, Chair



EXHIBIT 8



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

April 30, 2026



Saddle Creek Preserve CDD
Balance Sheet
April 30, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
Assets:							
Operating Account - BU	109,395	-	-	-	-	-	\$ 109,395.01
Money Market - BU	716,149	-	-	-	-	-	716,149
State Board Assessment	-	159,195	-	-	-	-	159,195
Investments:							
Revenue Trust Fund	-	-	384,484	340,210	-	-	724,695
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,257	143,374	-	-	299,631
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	1,222	63,473	634	583	-	-	65,912
Due from Other Funds	6,470	-	1,356	1,247	-	-	9,073
Prepaid Items	2,144	-	-	-	-	-	2,144
Total Assets:	835,380	222,668	542,732	485,414	2	-	\$ 2,086,197
Liabilities:							
Accounts Payable	2,521	-	-	-	-	-	\$ 2,521
Due to Other Funds	2,603	-	3,372	3,098	-	-	9,073
Deferred Revenue - On Roll	1,222	63,473	634	583	-	-	65,912
Total Liabilities:	6,347	63,473	4,006	3,681	-	-	\$ 77,507
Fund Balance:							
Nonspendable	2,144	-	-	-	-	-	2,144
Assigned	-	159,195	-	-	-	-	159,195
Restricted	-	-	538,725	481,733	2	-	1,020,461
Unassigned	826,890	-	-	-	-	-	826,890
Total Liabilities & Fund Balance:	835,380	222,668	542,732	485,414	2	-	\$ 2,086,197



Saddle Creek Preserve CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ 2,615	\$ 603,321	\$ (1,222)	99.80%
Interest	4,108	2,516	17,525	13,417	426.60%
Miscellaneous	-	30	167	167	-
Total Revenue	\$ 608,651	\$ 5,160	\$ 621,013	\$ 12,362	102.03%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	-	3,000	(9,000)	25.00%
FICA Expenses	918	-	126	(792)	13.71%
Engineering Services	15,000	138	2,063	(12,938)	13.75%
Dissemination Agent	8,111	-	7,500	(611)	92.47%
Assessment Administration	5,732	417	2,917	(2,815)	50.88%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	6,629	29,991	4,991	119.97%
Audit Fees	7,500	-	-	(7,500)	0.00%
Trustee Fees	8,890	-	7,230	(1,660)	81.33%
Management Fees	46,350	1,917	13,417	(32,933)	28.95%
Information Technology	1,947	125	875	(1,072)	44.94%
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	68	538	(2,462)	17.94%
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	9,293	69,306	(76,392)	47.57%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	9,917	(8,139)	54.92%
Landscape Maintenance	117,400	6,900	48,300	(69,100)	41.14%
Landscape Replacement	25,000	5,422	23,704	(1,296)	94.82%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	3,080	11,280	(6,900)	62.05%
Streetlights	40,000	3,279	23,177	(16,823)	57.94%
Electric	5,500	200	1,273	(4,227)	23.15%
Water & Sewer	1,500	137	1,934	434	128.91%
Sidewalk & Asphalt Maintenance	2,500	-	-	(2,500)	0.00%
Irrigation Repairs	7,500	-	375	(7,125)	5.00%
Lift Station Maintenance	15,000	825	1,550	(13,450)	10.33%
General Repairs & Maintenance	12,000	-	925	(11,075)	7.71%
Contingency	7,000	-	11,807	4,807	168.67%
Total Field	291,836	21,259	153,186	(138,650)	52.49%
Amenity					
Amenity Electric	14,400	815	4,959	(9,441)	34.44%
Amenity Water	5,000	84	912	(4,088)	18.23%
Internet	1,650	150	1,050	(600)	63.64%
Pest Control	1,520	120	840	(680)	55.26%
Janitorial Services	14,000	695	4,775	(9,225)	34.11%
Security Services	30,000	-	205	(29,795)	0.68%
Pool Maintenance	19,200	1,620	11,830	(7,370)	61.61%
Amenity Repairs & Maintenance	12,000	-	2,760	(9,240)	23.00%
Amenity Management	10,300	750	5,250	(5,050)	50.97%
Total Amenity Center Operations	108,070	4,234	32,580	(75,490)	30.15%



Saddle Creek Preserve CDD
General Fund
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Current Month	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Operations & Maintenance	399,906	25,493	255,071	(214,140)	63.78%
Other Expenditures					
Capital Reserves	53,048	-	-	(53,048)	0.00%
Total Other Expenditures	53,048	-	-	(53,048)	0.00%
Total Expenditures	598,652	34,786	255,071	(396,629)	42.61%
Revenues Over/(Under) Expenditures	<u>\$ 9,999</u>	<u>\$ (29,625)</u>	<u>\$ 365,941</u>	<u>\$ 408,990</u>	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
FUND BALANCE BEGINNING			463,092		
Net Changes in fund balance			365,941	408,990	
FUND BALANCE, ENDING			<u>\$ 829,033</u>	<u>\$ 408,990</u>	



Saddle Creek Preserve CDD
Capital Reserves
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 3,626	\$ 1,984	-
Assessments	-	-	-	-
Total Revenue	<u>\$ -</u>	<u>\$ 3,626</u>	<u>\$ 1,984</u>	<u>0.00%</u>
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues Over/(Under) Expenditures	-	3,626	-	-
OTHER FINANCING SOURCES/(USES)				
Transfers In	53,048	-	(53,048)	0.00%
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>53,048</u>	<u>-</u>	<u>(53,048)</u>	<u>0.00%</u>
FUND BALANCE BEGINNING	63,473	155,569		
Net Changes in fund balance	53,048	3,626	(53,048)	
FUND BALANCE, ENDING	<u><u>\$ 116,521</u></u>	<u><u>\$ 159,195</u></u>	<u><u>\$ (53,048)</u></u>	



Saddle Creek Preserve CDD
Debt Service Series 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 312,866	\$ (634)	99.80%
Interest	4,974	5,549	575	111.56%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 318,415	\$ (154,239)	67.37%
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	222,965		137.84%
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	222,965	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 538,725	\$ 222,791	



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 April 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 287,718	(583)	99.80%
Interest	5,369	6,014	645	112.02%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	<u>\$ 528,923</u>	<u>\$ 293,732</u>	<u>\$ (235,191)</u>	<u>55.53%</u>
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	<u>288,284</u>	<u>200,920</u>	<u>(87,364)</u>	<u>2.00</u>
Revenues Over/(Under) Expenditures	240,639	92,812	(147,827)	38.57%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE BEGINNING	-	388,921	-	
Net Changes in fund balance	240,639	92,812	(147,827)	
FUND BALANCE, ENDING	<u>\$ 240,639</u>	<u>\$ 481,733</u>	<u>\$ (147,827)</u>	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 2026

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



Saddle Creek Preserve CDD
Acquisition & Construction 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through April 30, 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 OPPORTUNI	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	207,078.11
11/21/2025	112125ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		61.50	207,016.61



11/21/2025	112125ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	82.74	206,933.87
11/21/2025	112125ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	64.64	206,869.23
11/21/2025	112125ACH5	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	205,026.21
11/21/2025	112125ACH4	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,616.90	203,409.31
11/21/2025	112125ACH7	Lakeland Electric	4347 TROTTERS WY # REC	530.59	202,878.72
11/21/2025	112125ACH6	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.20	202,852.52
11/25/2025	112525ACH2	City of Aburdale	Water Billing 10/1/25 - 10/31/25	33.04	202,819.48
11/25/2025	112525ACH1	City of Aburdale	Water Billing 10/1/25 - 10/31/25	156.07	202,663.41
11/25/2025	200054	Vesta Property Services	Invoice: 429384 (Reference: Pool Supplies.)	472.10	202,191.31
11/25/2025	200055	Vesta District Services	Invoice: 429445 (Reference: Billable Expenses - Oct 2025.)	2,181.52	200,009.79
11/25/2025	200056	Kilinski Van Wyk PLLC	Invoice: 13549 (Reference: General Counsel Oct 25.)	4,843.39	195,166.40
11/25/2025	200057	Landmark Engineering & Surveying Corp	Invoice: 2210014-58 (Reference: Engineering Services.)	550.00	194,616.40
11/30/2025			BU - month end balance	1,754.20	22,955.22
12/02/2025	200058	GHS Environmental	Invoice: 2025-703 (Reference: Aquatic Weed Control.) Invoice: 2025-746 (Reference: Aquatic We...	3,080.00	191,536.40
12/02/2025	200059	Vesta Property Services	Invoice: 429674 (Reference: Pool Service Dec 25.)	1,300.00	190,236.40
12/03/2025	2026	Fast Property Services, LLC		10,650.00	179,586.40
12/04/2025	200060	All American Lawn & Tree Specialist, LLC	Invoice: 46949 (Reference: Pest Control.)	120.00	179,466.40
12/08/2025	120825ACH1	Spectrum	4347 Trotters Way 11/18/25 - 12/17/25	150.00	179,316.40
12/09/2025	2027	Abby M. Morrobell	BOS Meeting 11/25/25	200.00	179,116.40
12/09/2025	2028	Angela M. Martinez	BOS Meeting 11/25/25	200.00	178,916.40
12/09/2025	2029	Erica F. Miro Smith	BOS Meeting 11/25/25	200.00	178,716.40
12/09/2025	2030	Veronica L. Thomas	BOS Meeting 11/25/25	200.00	178,516.40
12/11/2025	200061	Complete IT Corp	Invoice: 18545 (Reference: 50% Deposit Install Access Control and Cameras.)	5,488.00	173,028.40
12/15/2025	200062	Vesta District Services	Invoice: 429999 (Reference: Management Fees Dec 25.)	4,625.00	168,403.40
12/16/2025	121625ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,489.40	166,914.00
12/16/2025	121625ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.30	166,886.70
12/16/2025	121625ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	74.70	166,812.00
12/16/2025	121625ACH4	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	164,968.98
12/16/2025	121625ACH5	Lakeland Electric	4347 TROTTERS WY # REC	626.04	164,342.94
12/16/2025	121625ACH6	Lakeland Electric	4515 Saddle Creek Road # SWP-1	88.21	164,254.73
12/16/2025	121625ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.60	164,191.13
12/18/2025	200063	Clean Star Services of Cental FL	Invoice: 15583 (Reference: Monthly Cleaning Services July 25.) Invoice: 15823 (Reference: Mon...	3,425.00	160,766.13
12/19/2025	200064	Kilinski Van Wyk PLLC	Invoice: 13784 (Reference: Legal Services Nov 25.)	5,199.87	155,566.26
12/19/2025	200065	Business Observer, Inc.	Invoice: 25-01921K (Reference: Legal Advertising.)	70.00	155,496.26
12/22/2025	200066	Fast Property Services, LLC	Invoice: FSP-2703-a (Reference: Mulch replacement.) Invoice: FSP-2703 (Reference: Fence Repai...	3,525.00	151,971.26
12/24/2025	122425ACH1	City of Aburdale	Water Billing 11/1/25 - 11/30/25	74.62	151,896.64
12/24/2025	122425ACH2	City of Aburdale	Water Billing 11/1/25 - 11/30/25	33.04	151,863.60
12/24/2025	122425ACH3	City of Aburdale	Water Billing 11/1/25 - 11/30/25	231.81	151,631.79
12/29/2025	200067	Clean Star Services of Cental FL	Invoice: 16908 (Reference: Cleaning, Trash & Pet Stations Dec 25.)	685.00	150,946.79
12/29/2025	200068	Alphagraphics Tampa Print	Invoice: 253085 (Reference: Mailings.)	873.02	150,073.77
12/29/2025	200069	Business Observer, Inc.	Invoice: 25-01974K (Reference: Legal Advertising.)	111.56	149,962.21
12/30/2025	2031	Abby M. Morrobell	Christmas Decorations	759.74	149,202.47
12/31/2025			BU - month end balance	-	45,413.93
01/06/2026	200070	Fast Property Services, LLC	Invoice: FSP-3004 (Reference: Landscape Maintenance Dec 25.)	6,900.00	142,302.47
01/06/2026	200071	Vesta Property Services	Invoice: 430186 (Reference: Monthly Pool Service Jan 26.)	1,300.00	141,002.47
01/07/2026	2032	US Bank	Trustee Fees Series 2020 11/1/25 - 10/31/26	4,444.69	136,557.78
01/07/2026	010726ACH1	Spectrum	4347 Trotters Way 12/18/25 - 1/17/26	150.00	136,407.78
01/09/2026	200072	Vesta District Services	Invoice: 430317 (Reference: Management Fees Jan 26.)	4,625.00	131,782.78
01/09/2026	200073	Vesta Property Services	Invoice: 430429 (Reference: Pool Service Nov & Dec 25.)	105.96	131,676.82
01/09/2026	200074	All American Lawn & Tree Specialist, LLC	Invoice: 47578 (Reference: Pest Control.)	120.00	131,556.82
01/15/2026	200075	Vesta District Services	Invoice: 430405 (Reference: Billable Expenses - Dec 2025.)	901.33	130,655.49
01/20/2026	200076	Kilinski Van Wyk PLLC	Invoice: 14002 (Reference: Legal Services Dec 25.)	2,049.50	128,605.99
01/20/2026	200077	GHS Environmental	Invoice: 2026-138 (Reference: Aquatic Weed Control Dec 25.)	1,540.00	127,065.99



01/20/2026	200078	Landmark Engineering & Surveying Corp	Invoice: 2210014-59 (Reference: Engineering Services Dec 25.)	247.50	126,818.49
01/20/2026	012026ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	124,975.47
01/20/2026	012026ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	87.62	124,887.85
01/20/2026	012026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,465.03	123,422.82
01/20/2026	012026ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.62	123,359.20
01/20/2026	012026ACH5	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.51	123,332.69
01/20/2026	012026ACH6	Lakeland Electric	4347 TROTTERS WY # REC	635.27	122,697.42
01/20/2026	012026ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	70.98	122,626.44
01/22/2026	012226ACH1	City of 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	-	29,524.46
02/02/2026	2033	Abby M. Morrobell	BOS Meeting 1/27/26	200.00	119,478.01
02/02/2026	2034	Angela M. Martinez	BOS Meeting 1/27/26	200.00	119,278.01
02/02/2026	2035	Erica F. Miro Smith	BOS Meeting 1/27/26	200.00	119,078.01
02/02/2026	2036	Veronica L. Thomas	BOS Meeting 1/27/26	200.00	118,878.01
02/04/2026	200083	Current Demands Electrical & Security	Invoice: 112903 (Reference: Camera Installation.)	205.00	118,673.01
02/04/2026	200084	Vesta District Services	Invoice: 430662 (Reference: Management Fees Feb 26.)	4,625.00	114,048.01
02/04/2026	200085	Vesta Property Services	Invoice: 430753 (Reference: Pool Service Feb 26.)	1,300.00	112,748.01
02/05/2026	200086	All American Lawn & Tree Specialist, LLC	Invoice: 48184 (Reference: Pest Prevention Service FEB26.)	120.00	112,628.01
02/09/2026	020926ACH1	Spectrum	4347 Trotters Way 1/18/26 - 2/17/26	150.00	112,478.01
02/09/2026	200087	Fast Property Services, LLC	Invoice: FSP-4013 (Reference: Fallen Tree Removal.) Invoice: FSP-4751 (Reference: Fallen Tree...	8,730.00	103,748.01
02/09/2026	200088	Vesta Property Services	Invoice: 430921 (Reference: Pool Maintenance.)	242.76	103,505.25
02/10/2026	200089	Romaner Graphics	Invoice: 22992 (Reference: Stop Sign Installation.)	525.00	102,980.25
02/11/2026	200090	Business Observer, Inc.	Invoice: 26-00201K (Reference: Legal Advertising.)	74.38	102,905.87
02/13/2026	021326ACH3	Lakeland Electric	4347 TROTTERS WY # REC	680.74	102,225.13
02/13/2026	021326ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.19	102,197.94
02/13/2026	021326ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,444.34	100,753.60
02/17/2026	021726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,846.25	98,907.35
02/17/2026	200091	Vesta District Services	Invoice: 430888 (Reference: Billable Expenses - Jan 2026.)	200.58	98,706.77
02/18/2026	200092	Landmark Engineering & Surveying Corp	Invoice: 2210014-60 (Reference: Engineering Services Jan 26.)	275.00	98,431.77
02/18/2026	021826ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	91.00	98,340.77
02/18/2026	021826ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	65.62	98,275.15
02/18/2026	021826ACH3	Lakeland Electric	4515 Saddle Creek Road # SWP-1	93.45	98,181.70
02/23/2026	200093	Kilinski Van Wyk PLLC	Invoice: 14253 (Reference: General Services Jan 26.)	6,215.05	91,966.65
02/23/2026	200094	GHS Environmental	Invoice: 2026-184 (Reference: Vegetation Clearing.)	500.00	91,466.65
02/24/2026	200095	Hanley Pools LLC	Invoice: 1311 (Reference: Reserve Battery for ADA chair.)	686.00	90,780.65
02/24/2026	022426ACH1	City of Aburndale	Water Billing 12/18/25 - 1/21/26	29.26	90,751.39
02/24/2026	022426ACH2	City of Aburndale	Water Billing 12/18/25 - 1/21/26	195.56	90,555.83
02/24/2026	022426ACH3	City of Aburndale	Water Billing 12/28/26 - 1/21/26	155.78	90,400.05
02/26/2026	200096	Clean Star Services of Central FL	Invoice: 17405 (Reference: Trash Service Feb 26.)	675.00	89,725.05
02/27/2026	200097	Fast Property Services, LLC	Invoice: FSP-4016 (Reference: River Rock Installation - 50% Deposit.)	5,422.00	84,303.05
02/28/2026			BU - month end balance	-	35,374.96
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 st...	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 Abumdale	Water Billing 1/21/26 - 2/18/26	42.55	58,851.98
03/24/2026	032426ACH2	City of Abumdale	Water Billing 1/21/26 - 2/19/26	146.28	58,705.70
03/24/2026	032426ACH3	City of Abumdale	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	-	34,954.95
04/06/2026	200112	Vesta Property Services	Invoice: 431687 (Reference: Pool Service Apr 26.) Invoice: WC349 (Reference: Stenner Pump Rep...	1,375.00	47,973.10
04/06/2026	200113	Vesta District Services	Invoice: 431788 (Reference: Management Fees Apr 26.)	4,625.00	43,348.10
04/06/2026			Funds Transfer	50,000.00	93,348.10
04/07/2026	040726ACH1	Spectrum	4347 Trotters Way 3/18/26 - 4/17/26	150.00	93,198.10
04/10/2026			Funds Transfer	650,000.00	743,198.10
04/10/2026	2040	US Bank		599,607.79	143,590.31
04/10/2026	200114	Vesta Property Services	Invoice: 431983 (Reference: Pool Maintenance Mar 26.)	440.84	143,149.47
04/10/2026	200115	All American Lawn & Tree Specialist, LLC	Invoice: 49469 (Reference: Pest Control.)	120.00	143,029.47
04/10/2026	200116	Business Observer, Inc.	Invoice: 26-00672K (Reference: Legal Advertising.)	67.81	142,961.66
04/13/2026	041326ACH1	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.78	142,934.88
04/13/2026	041326ACH2	Lakeland Electric	4347 TROTTERS WY # REC	558.59	142,376.29
04/16/2026	200117	Averett Septic Tanks	Invoice: i281360 (Reference: Lift station service call.) Invoice: i281358 (Reference: Service...	625.00	141,751.29
04/16/2026	200118	Vesta District Services	Invoice: 431919 (Reference: Billable Expenses - Mar 2026.)	3,588.50	138,162.79
04/16/2026	041626ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,405.88	136,756.91
04/17/2026	200119	Landmark Engineering & Surveying Corp	Invoice: 2210014-62 (Reference: Engineering Services Mar 26.)	137.50	136,619.41
04/17/2026	041726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,846.25	134,773.16
04/20/2026	042026ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1	86.04	134,687.12
04/20/2026	042026ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	66.59	134,620.53
04/20/2026	042026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	59.23	134,561.30
04/21/2026	2041	US Bank	Trustee Fees Series 2022 3/1/26 - 2/28/27	4,256.13	130,305.17
04/22/2026			Deposit	30.00	130,335.17
04/22/2026	200120	Fast Property Services, LLC	Invoice: FSP-4755 (Reference: Landscape Maintenance Apr 26.) Invoice: FSP-4746 (Reference: Po...	12,322.00	118,013.17
04/22/2026	200121	Averett Septic Tanks	Invoice: i281692 (Reference: Lift station service call.)	200.00	117,813.17
04/22/2026	200122	Kilinski Van Wyk PLLC	Invoice: 14710 (Reference: Legal Services Mar 26.)	6,628.97	111,184.20
04/22/2026	042226ACH1	City of Aubumdale	Water Billing 2/18/26 - 3/20/26	33.04	111,151.16
04/22/2026	042226ACH2	City of Aubumdale	Water Billing 2/18/26 - 3/20/26	88.88	111,062.28
04/22/2026	042226ACH3	City of Aubumdale	Water Billing 2/18/26 - 3/20/26	127.27	110,935.01
04/29/2026	200123	GHS Environmental	Invoice: 2026-298 (Reference: Aquatic Weed Control Mar 26.)	1,540.00	109,395.01
04/30/2026			BU - month end balance	700,030.00	639,983.09
					\$ 109,395.01



EXHIBIT 9





April 22, 2026

Shirley Conley – Administrator
Saddle Creek Preserve CDD
250 International Parkway Ste 208
Lake Mary, FL 32746

RE: Saddle Creek Preserve Community Development District Registered Voters

Dear Ms. Conley,

In response to your request, there are currently **610** voters within the Saddle Creek Preserve Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

