



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

June 23, 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, June 23, 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, June 23, 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 scnley@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:

OPERATIONS AND MAINTENANCE

- A. District Engineer – *Todd Amaden/Katie Vander Meade, Landmark Engineering & Surveying Corp.*
- B. Aquatic Maintenance – *Chuck Burnite, GHS Environmental*
- C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*
 - 1. Consideration of Landscape Proposals
 - a. Fast Property Services - Amenities Area Landscaping Enhancement - \$3,067.48 – *Previously Presented*
 - b. Fast Property Services - Front Entrance Landscape Enhancement - \$4,527.19 – *Previously Presented*

WALK-ON EXHIBIT A

WALK-ON EXHIBIT B

EXHIBIT 1

EXHIBIT 2



THIRD ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE

- C. Landscape Maintenance
 - 1. Consideration of Landscape Proposals (Continued)
 - c. Fast Property Services - Pool/Amenities Parking Area River Rock Conversion - \$4,650.00 – *Previously Presented* **EXHIBIT 3**
 - d. Fast Property Services - Main Entrance River Rock Conversion - \$3,695.00 – *Previously Presented* **EXHIBIT 4**
- D. Field Operations – *Michael Bush, Vesta District Services* **EXHIBIT 5**
 - 1. Presentation of Field Requests
 - 2. **Consideration of Patio Furniture Repair Proposal - \$1,530.00** **WALK-ON EXHIBIT C**
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Consideration of Pool Maintenance Services Proposal(s) **EXHIBIT 6**
 - a. Cooper Pools (3x Week - \$1,625.00/mo) - \$19,500.00/yr
 - 2. Consideration of Nation Security Pool Security Officer Proposal (\$479.20/wk) - \$24,918.40/yr *Under Separate Cover*
 - 3. Announcement of Qualified Candidates for the November 3, 2026 General Election
 - Seat 2: Erico Miro Smith (Unopposed)
 - Seat 3: Angela Martinez (Unopposed)
 - 4. Reminder of Landowners’ Meeting and Election of Seat 4 Supervisor, Scheduled for 6 p.m. on November 19, 2026 at Auburndale Historic Depot, 120 W Park St, Auburndale, FL 33823.
Instructions and Proxy Form Available on District Website:
<https://saddlecreekpreserveccd.com>
 - 5. Consideration of Facility Use Requests **EXHIBIT 7**
 - a. Tract G/Yellow Trail – Monthly Farmers’ Market (Martinez)
 - b. **Pool Area – August 1, 2026 (10 a.m. – 1 p.m.) Back to School Event (HOA - Washington)**

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held May 26, 2026 **EXHIBIT 8**
- B. Acceptance of the May 2026 Unaudited Financial Reports **EXHIBIT 9**



SIXTH ORDER OF BUSINESS:

AUDIENCE COMMENTS *(Limited to 3 Minutes Per Person)*

SEVENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Vickie Davis			
Erica Miro Smith			
Angela Martinez			
Veronica Thomas			
Kayla Pozniak			

Tuesday, July 28, 2026 at 6:00 p.m.

Inc. Budget Public Hearing

Auburndale Historic Depot

120 W Park Street

Auburndale, FL 33823

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH 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



WALK-ON EXHIBIT A





GHS Environmental

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

Service Report

Project: Saddle Creek Preserve CDD

6/1/2026 to 6/20/2026

Code	Action	Code	Action	Code	Action
GSW	Grasses/Shoreline Weeds Treated (ie. torpedo grass, alligatorweed, pennywort, baby tears, etc.)	MF	Mosquito / Midge Fly Treatment	W	Woody Vegetation Treated/Removed (ie. brush, shrubs, trees)
A	Algae Treated (ie. filamentous, planktonic, blue-green, etc.)	WMM	Wetland Mitigation Maintenance	MB	Mowing / Brushcutting
F	Floating Species Treated (ie. hyacinth, water lettuce, Cuban marsh grass, duckweed, water fern, water spangles, etc.)	FC	Field Check	CSM	Control Structure Maintenance
SAV	Submerged Aquatic Vegetation (ie hydrilla, spikerush, chara, coontail, bladderwort)	T	Trash/Debris Removed	C	Cattails
L	Lilies Treated (ie fragrant waterlily, spatterdock)	FISC	FISC CAT 1 & 2 Invasive Species Treated	MISC	Miscellaneous Services Performed

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-06-10	Pond 1A	overcast clouds 87.51°F 7.78 mph ESE	T	Tech: Ca B	No photos
2026-06-10	Pond 1B	overcast clouds 87.51°F 7.78 mph ESE	T	Tech: Ca B	No photos
2026-06-10	Pond 1C	overcast clouds 83.21°F 5.99 mph E	T, GSW	Tech: Ca B, Ch B	No photos
2026-06-10	Pond 2A	overcast clouds 79.93°F 7 mph E	T	Tech: Ca B	No photos
2026-06-10	Pond 2	overcast clouds 83.21°F 5.99 mph E	T, GSW	Tech: Ca B, Ch B	No photos
2026-06-10	Pond 3A	overcast clouds 90.73°F 7.2 mph ESE	GSW	Treated canals. Tech: Ch B	No photos

Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-06-10	Pond 3B	overcast clouds 90.73°F 7.2 mph ESE	GSW	Treated canals. Tech: Ch B	No photos
2026-06-10	Pond 3C	overcast clouds 89.38°F 8.01 mph E	GSW, T	Tech: Ch B	No photos
2026-06-10	Pond 3D	overcast clouds 88.83°F 7 mph ESE	T	Tech: Ch B	No photos
2026-06-10	Pond 3E	overcast clouds 88.83°F 7 mph ESE	T	Tech: Ch B	No photos
2026-06-10	Pond 4	overcast clouds 79.93°F 7 mph E	T	Tech: Ca B	No photos
2026-06-10	Pond 5	overcast clouds 79.93°F 7 mph E	T	Tech: Ca B	No photos
2026-06-10	Pond 6A	overcast clouds 88.83°F 7 mph ESE	T	Tech: Ch B	No photos
2026-06-10	Pond 6B	overcast clouds 88.83°F 7 mph ESE	T	Tech: Ch B	No photos
2026-06-10	TA-D	overcast clouds 83.21°F 5.99 mph E	T, GSW	Tech: Ca B, Ch B	No photos
2026-06-10	Miscellaneous	overcast clouds 89.17°F 7 mph E		Removed four contractor bags of trash. Tech: Ch B, Ca B, Ch B, Ch (1 photo: P1

Photo Log

Job Photos (6/19/2026):



P1

Miscellaneous

WALK-ON EXHIBIT B





Progress Report

Saddle Creek Preserve CDD

Seasonal Growth Planning

Florida rainfall has arrived and turf growth across the district has increased significantly compared with prior months. To remain ahead of conditions and maintain presentation standards throughout Saddle Creek Preserve, additional service days have already been scheduled between normal maintenance periods. These visits are intended to establish a dependable cutting cycle and eliminate any lapse or delay in service.

Front Community Cleanup

Debris removal and cleanup along the Saddle Creek Road frontage has been completed successfully. Surrounding areas received a thorough cleanup effort to restore appearance and return those spaces to normal conditions. A few smaller follow up areas remain and are already planned to be completed either before the upcoming meeting or during the next scheduled service day after submission of this report.

Pool Area Improvement

The pool amenities flower bed received a visual enhancement with the installation of a Roebellini palm. The addition helped create a fuller and more finished appearance and the completed result looks excellent.

Looking Ahead

We are prepared and excited for the approaching growing season and remain committed to proactive maintenance throughout the community. Thank you to the Board and residents for the continued trust and for giving us the privilege of maintaining Saddle Creek Preserve.

FAST Property Services
863-326-8366



EXHIBIT 1





FAST Property Services LLC
Ray B.
863-326-8366

Saddle Creek Preserve CDD Amenities Area Landscaping Enhancement Proposal

This proposal outlines decorative landscaping enhancements for the Saddle Creek Preserve CDD amenities area, including upgraded tropical plant installations, decorative nautical-themed border systems, and premium river rock integration areas. Plant selections were chosen specifically for Florida heat tolerance, drought resistance, reduced maintenance requirements, and long-term visual impact within high-visibility community entrance and amenities areas.

1. Amenities Building Landscape Beds

Landscape beds surrounding the amenities building will be converted into upgraded tropical accent beds featuring decorative timber borders, tropical foliage accents, seasonal annual color rotation, and river rock integration areas. Decorative timber edging will assist in containing river rock material and reducing migration into adjacent parking and sidewalk areas while maintaining a cohesive coastal / resort-style appearance consistent with the community amenities theme.

Item Description	Qty	Unit Price	Total
Decorative timber border system installation	-	-	\$780.00
Red fountain grass installations	6	\$12.59	\$75.54
Foxtail / asparagus fern installations	8	\$16.00	\$128.00
Seasonal annual flower installations (Annual multicolor Vincas)	60	\$1.89	\$113.40
Installation labor for beds, shaping, planting, and cleanup	-	-	\$580.00
Optional decorative stone adhesive / binder installation	-	-	\$749.00
Building Area Subtotal			\$2425.94

Plant Placement Notes:

- Red fountain grass will be spaced evenly throughout the building beds to provide structured contrast and texture.
- Foxtail / asparagus ferns will be grouped in symmetrical clusters for tropical softness and color contrast against the river rock base.
- Seasonal annuals will be installed along exposed front bed edges to provide rotating seasonal color and improved visual impact around the amenities entrance.

2. Palm Island Enhancements (2 Islands)

The two palm islands located near the amenities parking and entrance area will receive upgraded nautical-themed enhancements designed to visually tie into the larger pool and amenities landscaping improvements. Existing palms will remain while decorative tropical accents and nautical dock-style rope barriers will be installed around the perimeter.

Item Description	Qty	Unit Price	Total
Foxtail / asparagus fern installations	6	\$16.00	\$96.00



Red fountain grass installations	6	\$12.59	\$75.54
Decorative nautical rope & timber border systems (materials & installation)	-	-	\$470.00
Palm Island Subtotal			\$641.54

Island Enhancement Notes:

- Rope and timber post barriers are intended to mimic a coastal dock / marina appearance consistent with the amenities area theme.
- Borders will help visually define the islands while discouraging pedestrian traffic and helping contain decorative stone materials.
- Plant spacing was designed intentionally lighter and symmetrical to maintain visibility around parking and traffic areas.

Combined Estimated Project Total \$3067.48

This proposal includes landscape installation labor, plant materials, decorative border systems, and associated cleanup. Decorative river rock installation quantities and hauling may be billed separately depending on final material selections and site conditions.





Red Fountain Grass
(*Pennisetum setaceum* 'Rubrum')



Foxtail Fern
(*Asparagus densiflorus* 'Myersii')



Vinca
(*Catharanthus roseus*)





EXHIBIT 2





FAST Property Services LLC
Ray B.
863-326-8366
Saddle Creek Preserve CDD

Front Entrance Landscape Enhancement Proposal

This proposal outlines decorative tropical landscaping enhancements for the Saddle Creek Preserve entrance features, including the two primary circular entrance islands and the center median island. The proposed design theme continues the upscale coastal / nautical appearance previously established throughout the pool and amenities areas while improving visual impact at the primary community entrance.

1. Main Entrance Feature Islands (2 Identical Islands)

The two primary circular entrance beds surrounding the Saddle Creek Preserve signage will be enhanced using layered tropical landscaping arrangements designed specifically for Florida heat tolerance, drought resistance, and long-term curb appeal. Decorative nautical-inspired timber borders will be installed around the perimeter to assist in containing decorative stone materials while visually reinforcing the community's coastal amenities theme.

Item Description	Qty	Unit Price	Total
Triple Roebellini palms	4	\$160.00	\$640.00
Red Ti plants	8	\$16.00	\$128.00
Crotons	20	\$16.00	\$320.00
Red fountain grass	14	\$12.56	\$175.84
Foxtail / asparagus ferns	12	\$16.00	\$192.00
Seasonal annual flowers (Multicolored Vincas)	220	\$1.89	\$415.80
Decorative nautical timber border system	1	-	\$1,150.00
Labor for planting, shaping, and cleanup	-	-	\$400.00
Main Entrance Islands Subtotal			\$3,421.64



Plant Layout Notes:

- Roebellini palms will serve as the primary focal points positioned inward toward the signage for improved framing and visibility.
- Crotons and Ti plants were selected for bold tropical coloration and year-round visual impact while remaining drought tolerant and suitable for Florida heat exposure.
- Foxtail ferns and red fountain grass will be arranged in symmetrical concentric groupings to maintain a structured, upscale appearance.
- Approximately 220 seasonal annual flowers will be distributed throughout the outer perimeter beds to provide dense seasonal color and soften transitions between tropical accent groupings.
- Decorative timber borders are intended to assist with containment of decorative river rock material and reduce migration into adjacent turf and roadway areas.

2. Center Median Island Enhancement

The center median island located between the entrance lanes will receive matching tropical enhancements utilizing coordinated plant selections and decorative nautical accents to maintain continuity throughout the entrance corridor.

Item Description	Qty	Unit Price	Total
Triple Roebellini palm	1	\$160.00	\$160.00
Foxtail / asparagus ferns	6	\$16.00	\$96.00
Seasonal annual flowers	95	\$1.89	\$179.55
Decorative nautical timber border system	1	-	\$470.00
Labor for planting and cleanup	-	-	\$200.00
Center Median Island Subtotal			\$1,105.55

Center Island Notes:

- Existing island palms will remain the visual focal point while lower tropical accents and seasonal color are arranged beneath.
- Plant spacing was intentionally designed to remain symmetrical while maintaining traffic visibility entering and exiting the amenities area.
- Decorative nautical rope and post systems will visually connect the center island to the larger entrance landscaping improvements.

Combined Entrance Enhancement Estimated Total

\$4,527.19

(\$2500 deposit required)

Decorative river rock materials and installation quantities are to be estimated separately. Proposal includes plant material layout, shaping, cleanup, and decorative nautical border systems as outlined above.







EXHIBIT 3





FAST Property Services LLC
Ray B.
863-326-8366
Saddle Creek Preserve CDD

PROPOSAL – POOL / AMENITIES PARKING AREA – RIVER ROCK CONVERSION

The exterior of the pool amenities area, including the surrounding parking lot and mailbox section, currently contains aged mulch, inconsistent bed definition, and overgrowth that detracts from the upgraded appearance already established within the interior pool landscaping.

We propose a full decorative river rock conversion throughout these areas to create a cleaner, more cohesive beach-style appearance while significantly reducing long-term maintenance requirements and improving overall visual consistency surrounding the amenities complex.

Because the surrounding hedges and larger palms will remain in place, the overall conversion process is more efficient than the interior pool area installation while still providing a substantial visual upgrade to the exterior amenities corridor.

Removal of existing mulch, overgrowth, debris, final grading, edging, and application of pre-emergent weed control	Pool amenities parking area and mailbox beds	\$575.00
Beige / tan mixed river rock materials, delivery, handling, and placement	Approx. 3–4 inch depth (~12Ton)	\$4,075.00
Project Total		\$4,650.00
Deposit Required		\$2,500.00



EXHIBIT 4





FAST Property Services LLC
Ray B.
863-326-8366
Saddle Creek Preserve CDD

PROPOSAL – MAIN ENTRANCE LANDSCAPE ENHANCEMENT – RIVER ROCK

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 appearance recently completed within the pool and amenities areas.

We propose converting these areas to a clean, permanent beige and tan mixed river rock appearance designed to create a cohesive upscale visual theme throughout the community while reducing long-term maintenance requirements and improving curb appeal throughout the primary entrance corridor.

Removal of existing mulch, debris, final grading, preparation, and application of pre-emergent weed control	Three primary islands at main entrance	\$475.00
Beige / tan mixed river rock materials, delivery, handling, and placement	Approx. 3–4 inch depth (~9Ton)	\$3,220.00
Project Total		\$3,695.00
Deposit Required		\$2,000.00



EXHIBIT 5





Field Operations Report
for
Saddle Creek
Community Development
District
June

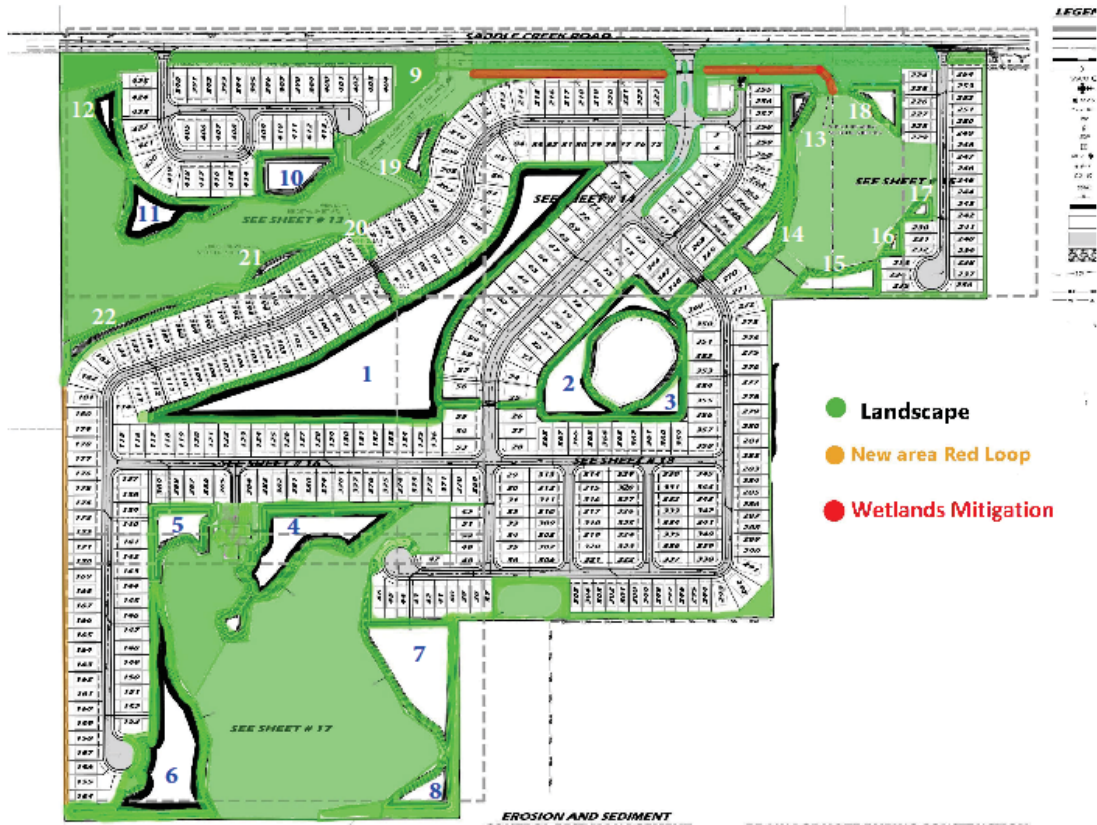


Saddle Creek

- Speed limit Signs. (Radar)
 - Have been installed.
 - Due to the placement of 2 signs, they will have to be moved to a more visible location.
 - Heath and I have mapped out new locations and provided them to the vendor to move these signs.
- Pool Area.
 - QR Codes For Pool Maintenance Request.
 - 3 Have been placed at the pool area.
 - Leaking hose at the front of the building.
 - Handicap Chair.
 - Vendor has been contacted to have the chair repaired. (Hanley Pools)
 - Handicap logo will be painted on the back when the chair has been repaired.
 - Cover has been ordered.
 - Seatbelt has been ordered.
 - Pool Furniture.
 - Request for quotes to repair all damaged chairs.
 - 5 Loungers.
 - 3 Chairs
 - 1 Table.
- Pool Cleaning Quotes.
 - Cooper Pools.
 - Top Shelf Pools.
 - Parrydise Pools.
 - Pool Works.
 - AccuAquatics.
 - Coral Pools
- Landscaping Communications with Ray.
 - Weeds at the pool-area.
 - South Side.
 - Ropes from piling not secured.
 - Mowing around ponds.
 - Sprinkler breaks.



Saddle Creek





Saddle Creek





Saddle Creek







PROGRESS REPORT

SADDLE CREEK PRESERVE CDD

DATE: MAY 16, 2020
14 DAYS AGO

LOCATION: SADDLE CREEK PRESERVE CDD



NORMAL WATER LEVEL
(TYPICAL FULL POND LEVEL)

NOTE: Due to current drought conditions, water levels have receded significantly. We are maintaining and mowing as far into the exposed lake bed as possible. The dotted line indicates the normal water level when the pond is full.

******* DOTTED LINE INDICATES**
NORMAL WATER LEVEL
(TYPICAL FULL POND LEVEL)

EXPOSED AREA
Newly exposed lake bed area due to receded water levels. WE ARE CURRENTLY MAINTAINING THIS AREA.

SUMMARY

Persistent dry conditions this spring have caused water levels in all district ponds to recede significantly. The exposed lake bed area along embankments has more than doubled compared to this time last year. Our team continues to mow and maintain as far into these areas as possible to ensure the connectivity between lawn and grasslands.

REQUEST FOR GUIDANCE

Our standard scope of service designates mowing up to the normal waterline. However, due to the extent of recurring severe drought, this has resulted in a large amount of unattended water bodies that would likely create an unsightly distraction. Please advise if the Board and Management would like us to continue mowing up to the current exposed lake bed, or only up to the normal waterline.



NORMAL WATER LEVEL
(TYPICAL FULL POND LEVEL)

******* DOTTED LINE INDICATES**
NORMAL WATER LEVEL
(TYPICAL FULL POND LEVEL)

EXPOSED AREA
Newly exposed lake bed area due to receded water levels. WE ARE CURRENTLY MAINTAINING THIS AREA.





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Saddle Creek Field Requests

Entry #	Date Created	Subject	Name - Last	Street Address	Your Message	Resolution
6	2026-05-19	: Dog Park	Holmes		Please fix the water fountain/dog drinking station at dog park. It had been broken for over 3 months. The weather has become hotter and uncomfortable for pets and residents to access and enjoy fresh water.	Repaired



WALK-ON EXHIBIT C





Patio Furniture Repair

6037 17th ST E
BRADENTON, FL 34203

941-586-6917
941-748-8880 EXT 2

EST. SHIP DATE

6/16/2026

ESTIMATE

Date	S.O. No.
6/16/2026	6713

Name / Address
UNION PARK EAST CDD VESTA PROPERTY SERVICES 250 INTERNATIONAL PRKY SUITE 208 LAKE MARY FL, 32746

Ship To
SADDLE CREEK PRESERVE 4347 TROTTERS WAY LAKELAND, FL 33801

Terms	Ship Via
Prepay	SPFR DRIVER

Item	Description	QTY	Rate	Class	STRAP/TOP/FABRICS	Amount
CHAISE	COMPLETE RESLING CHAISE LOUNGE	5	185.00		TBD	925.00
DINING CH...	COMPLETE RESLING DINING CHAIR L/B	3	105.00		TBD	315.00
BROKEN B...	REPAIR BROKEN BOLT	1	15.00			15.00
PICK UP & ...	PICK UP & DELIVERY-NORTH	1	275.00			275.00
	LEAD TIME FOR COMPLETION IS 4 TO 5 WEEKS					

					Subtotal	\$1,530.00
					Sales Tax (0.0%)	\$0.00
					Total	\$1,530.00

Please note that glide/ end cap replacement is not included in your cost for repair. Not all parts are available for purchase or replacement. If your glides break or crack during removal for the requested repairs, they may not be able to be replaced.

Signature _____



EXHIBIT 6





FL Contractors License CPC1459240

Monthly Commercial Service Maintenance Service Agreement

Saddlecreek Preserve

Date 06/15/2026

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Fountain floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper Pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.



**RATE for Commercial Service will be:
\$1625 per month 3x's a week Tues, Thurs, Sat**

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice. **If there is no termination notice a cost will be incurred by Cooper Pools.**

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD
Offered by:
Bob Bowling
Cooper Pools Inc
844-766-5256 Office



EXHIBIT 7





Agenda

From Shirley M. Conley <sconley@vestapropertyservices.com>

Date Tue 6/16/2026 5:26 PM

To Shirley M. Conley <sconley@vestapropertyservices.com>

From Angela Martinez as SCP

Hi Heath! Thinking of talking to the event board about organizing a farmers market monthly in the back lot only for residents, and the booths would only be residents as well. Can you put that on the agenda please?

Get [Outlook for Android](#)

From: Destiny Washington
Sent: Wednesday, June 17, 2026 9:10 AM
Subject: Request to add agenda items to June 23 CDD meeting

Hi Heath,

My name is Destiny Washington, and I am Saddle Creek Preserve's new events chair. I'm reaching out to learn more about the process of how to add agenda items that have come up in HOA meetings onto the CDD agenda for discussion and voting.

Specifically, the HOA events committee has an interest in **utilizing the community pool for a back to school event on Saturday, August 1 from 10-1 PM.**

What is the process for adding this discussion item to the agenda? I'll be out of town for work during the June 23 CDD meeting. Do I need to be there in person to share context or can I provide context via email?

Thanks!

Destiny Washington



EXHIBIT 8



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

4 The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk
5 County Community Development District was held on Tuesday, May 26, 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 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 Kayla Pozniak (S5)	Board Supervisor, Assistant Secretary

16 Also present were:

17 Heath Beckett	District Manager, 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.
22 Chuck Burnite	GHS Environmental
23 Raymond Bobrowiecki	Fast Property Services

24 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (Limited to
25 3 minutes per individual for agenda items)

26 There being none, the next item followed.

27 **THIRD ORDER OF BUSINESS: SEAT 5 APPOINTMENT**

28 A. EXHIBIT 1: Administration of Oaths of Office

29 The Oath of Office was administered to Supervisor Pozniak.

30 B. Review of Sunshine and Public Record Laws

31 Ms. Rinaldi provided an overview of Sunshine and Public Records laws, and
32 ethics requirements.

33 References:

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

35 [Government in the Sunshine Training](#)

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



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

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

40 Supervisors discussed parking congestion and potential small-scale solutions. It
41 was determined that even small improvements are costly and budget limitations
42 prevent action this fiscal year. Parking improvements will be evaluated again
43 during the next budget cycle.

44 B. EXHIBIT 2: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

45 Mr. Burnite presented the Aquatic Maintenance Report. He noted drought
46 impacts on water levels and maintenance challenges. Discussion followed on
47 benefits vs. aesthetics of vegetation on the pond banks along with wildlife
48 concerns. Board consensus was to maintain vegetation, especially in non-
49 residential areas.

50 Mowing vs. spraying responsibilities on pond banks were clarified. The current
51 mowing approach, without entering ponds, will continue. Vendor will follow
52 shoreline boundary guidelines.

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

55 Discussion followed regarding the tree debris left along the easement when Polk
56 County trimmed the trees.

57 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR,
58 the Board approved Fast Property Services to remove tree debris for an amount not to exceed
59 \$1,000.00, pending District Manager requesting a debris removal date from Polk County and
60 Supervisor Miro Smith exploring volunteer removal options, for Saddle Creek Preserve of Polk
61 County Community Development District.

62 1. EXHIBIT 3: Consideration of Fast Property Services Proposals

63 a. Amenities Area Landscaping Enhancement - \$3,067.48

64 b. Front Entrance Landscape Enhancement - \$4,527.19

65 c. Pool/Amenities Parking Area River Rock Conversion - \$4,650.00

66 d. Main Entrance River Rock Conversion - \$3,695.00

67 Supervisors reviewed the proposals and expressed concerns regarding
68 the cost and sparse design. Consideration of the proposals was deferred,
69 pending comparison proposals from other vendors and a fuller design
70 revision from Fast Property Services.

71 Amenity and pool area landscape concerns were discussed. Supervisors
72 requested an inspection and repair of the irrigation system, improved



73 pool landscaping (possibly adding Palm trees), and the loose rope barriers
74 to be repaired within 48 hours.

75 D. EXHIBIT 4: Field Operations – *Michael Bush, Vesta District Services*

76 1. Presentation of Field Requests

77 Mr. Bush presented the Field Operations Report. Discussion followed on the
78 ADA pool lift chair which is repeatedly damaged from misuse by children
79 jumping and climbing on it. Concerns were raised that when the hydraulic
80 mechanisms are damaged they can impact water pressure and the chemical
81 balance of the water.

82 On a MOTION by Supervisor Davis, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
83 Board approved the purchase of a cover for the ADA pool chair for an amount not to exceed
84 \$600.00, for Saddle Creek Preserve of Polk County Community Development District.

85 Mr. Bush was asked to post a QR code for residents to report issues at the pool
86 and to research protective casing options for the lift chair equipment.

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

88 1. EXHIBIT 5: Adoption of **Resolution 2026-10, Amending Amenity Policies**
89 **and Rates**

90 Discussion followed on community behavior and rule enforcement at the
91 pool as well as technology and reporting improvements. A community-
92 wide communication on rules and consequences along with liability for
93 damages was requested.

94 Mr. Beckett provided an update on the process for a trespass agreement
95 with Polk County.

96 Further amendments were made to the presented Swimming Pool and
97 Lake policies. Ms. Rinaldi will present a further revision to the swimming
98 pool policy at the next meeting.

99 On a MOTION by Supervisor Miro Smith, SECONDED by Supervisor Davis, WITH ALL IN FAVOR,
100 the Board approved adoption of **Resolution 2026-10, Amending Amenity Policies and Rates**, as
101 amended, for Saddle Creek Preserve of Polk County Community Development District.

102 Ms. Rinaldi reminded Supervisors of the annual financial disclosure filing
103 deadline of July 1, and the annual ethics training requirement to be completed
104 by December 31, 2026. She also announced the qualifying period for Seat 2 and
105 3 candidates wishing to be included on the November 2026 General Election
106 ballot is June 8-12, 2026. She confirmed that Seat 4 would be decided by
107 Landowners' election.

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

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



110 A. WALK-ON EXHIBIT B: Discussion on Pending/Outstanding Items (Miro Smith)
111 Some of the discussion items were addressed earlier in the meeting during the
112 vendors and staff reports. Discussion followed on the street signs, and pool
113 maintenance, scheduling a pool shock which would require the pool to be closed
114 for two days, dog park maintenance, owners leaving dogs unsupervised in the
115 dog park, a pet registry, and the pet waste station maintenance service. Ms.
116 Rinaldi advised that privilege suspension would be the enforcement mechanism
117 for residents not following the amenity rules. Supervisors discussed security
118 patrols at the amenity center. Mr. Beckett reviewed the trespass agreement
119 requirements. Discussion followed on the unauthorized planting of banana trees
120 on District property.

121 B. WALK-ON EXHIBIT C: Discussion on Additional Parking (Davis)
122 This item was discussed earlier in the meeting. Discussion followed on vehicles
123 parked on District property.

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

- 125 A. EXHIBIT 6: Acceptance of the Minutes of the Board of Supervisors Workshop
126 Held April 28, 2026
- 127 B. EXHIBIT 7: Approval of the Minutes of the Board of Supervisors Regular Meeting
128 Held April 28, 2026
- 129 C. EXHIBIT 8: Acceptance of the April 2026 Unaudited Financial Reports
- 130 D. EXHIBIT 9: Acceptance of Polk County Supervisor of Elections Qualified Elector
131 Count as of April 15, 2026 – 610
- 132 E. WALK-ON EXHIBIT D: Ratification of Renumbering of Resolution 2026-~~08~~ 09,
133 Approving Proposed FY 27 Budget & Setting PH (Correcting Scrivener’s Error)

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

137 **SEVENTH ORDER OF BUSINESS: Audience Comments – New Business** *(Limited to*
138 *3 minutes per individual for non-agenda items)*

139 There being none, the next item followed.

140 **EIGHTH ORDER OF BUSINESS: Next Meeting Quorum Check**

141 *The next Saddle Creek Preserve of Polk County Community Development District meeting is*
142 *scheduled for 6:00 p.m. on June 23, 2026 at Auburndale Historic Depot, 120 W. Park Street,*
143 *Auburndale, Florida 33823.*

144 Supervisors Martinez, Miro Smith, and Thomas affirmed their intent to attend the next
145 meeting in person. Supervisors Davis and Pozniak intend to attend the meeting
146 virtually.



147 Ms. Rinaldi responded to a query regarding the Supervisor elections. Residents can
148 contact Polk County Supervisor of Elections for information on qualifying as a candidate
149 for the General Election. She also clarified that persons designated as a proxy would
150 bring the signed proxy form to the Landowner Election in order to cast a vote on behalf
151 of a landowner.

152 **NINTH ORDER OF BUSINESS: Action Item Summary**

153 **District Manager**

- 154 • SWFMD guide – send to supervisors per Mr. Burnite
- 155 • Letter to residents about ADA chair - if broken reimbursement for
156 damages will be sought
- 157 • Locate Banana tree behind Bridal Booster or Gatsby & determine
158 whether it needs to be removed

159 **District Manager**

- 160 • Create QR code for pool issues
- 161 • Purchase cover for ADA chair - NTE \$600

162 **TENTH ORDER OF BUSINESS: Adjournment**

163 On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro Smith, WITH ALL IN FAVOR,
164 the Board adjourned the meeting at 8:31 p.m., for Saddle Creek Preserve of Polk County
165 Community Development District.

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

170 **Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed**
171 **meeting held on June 23, 2026.**

172 _____
173 Heath Beckett, Secretary

_____ Erica Miro Smith, Chair



EXHIBIT 9



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

May 31, 2026



Saddle Creek Preserve CDD
Balance Sheet
May 31, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Construction 2022	Total
Assets:							
Operating Account - BU	74,528	-	-	-	-	-	\$ 74,528.29
Money Market - BU	724,161	-	-	-	-	-	724,161
State Board Assessment	-	159,710	-	-	-	-	159,710
Investments:							
Revenue Trust Fund	-	-	385,027	340,673	-	-	725,700
Interest Fund	-	-	-	-	-	-	-
Reserve Fund	-	-	156,750	143,826	-	-	300,576
Construction Fund	-	-	-	-	2	-	2
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable - On Roll	-	63,473	-	-	-	-	63,473
Due from Other Funds	6,470	-	2,907	2,673	-	-	12,050
Prepaid Items	2,144	-	-	-	-	-	2,144
Total Assets:	807,304	223,183	544,683	487,173	2	-	\$ 2,062,345
Liabilities:							
Accounts Payable	(25)	-	-	-	-	-	\$ (25)
Due to Other Funds	5,580	-	3,372	3,098	-	-	12,050
Deferred Revenue - On Roll	-	63,473	-	-	-	-	63,473
Total Liabilities:	5,555	63,473	3,372	3,098	-	-	\$ 75,498
Fund Balance:							
Nonspendable	2,144	-	-	-	-	-	2,144
Assigned	-	159,710	-	-	-	-	159,710
Restricted	-	-	541,311	484,075	2	-	1,025,388
Unassigned	799,605	-	-	-	-	-	799,605
Total Liabilities & Fund Balance:	807,304	223,183	544,683	487,173	2	-	\$ 2,062,345



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

	FY2026 Adopted Budget	FY2026 Actual MAY	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ 2,991	\$ 606,311	\$ 1,768	100.29%
Interest	4,108	2,045	19,570	15,462	476.38%
Miscellaneous	-	75	242	242	-
Total Revenue	\$ 608,651	\$ 5,111	\$ 626,123	\$ 17,472	102.87%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	1,400	4,400	(7,600)	36.67%
FICA Expenses	918	-	126	(792)	13.71%
Engineering Services	15,000	-	2,063	(12,938)	13.75%
Dissemination Agent	8,111	-	7,500	(611)	92.47%
Assessment Administration	5,732	417	3,333	(2,399)	58.15%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	4,584	34,575	9,575	138.30%
Audit Fees	7,500	-	-	(7,500)	0.00%
Trustee Fees	8,890	-	7,230	(1,660)	81.33%
Management Fees	46,350	1,917	15,333	(31,017)	33.08%
Information Technology	1,947	125	1,000	(947)	51.36%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	36	1,318	818	263.52%
Insurance	6,777	-	-	(6,777)	0.00%
Copies	500	-	-	(500)	0.00%
Legal Advertisements	3,000	48	586	(2,414)	19.54%
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	8,526	77,847	(67,851)	53.43%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	11,333	(6,723)	62.77%
Landscape Maintenance	117,400	6,900	55,200	(62,200)	47.02%
Landscape Replacement	25,000	1,034	24,738	(262)	98.95%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	-	11,280	(6,900)	62.05%
Streetlights	40,000	3,278	26,455	(13,545)	66.14%
Electric	5,500	191	1,465	(4,035)	26.63%
Water & Sewer	1,500	-	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	550	2,100	(12,900)	14.00%
General Repairs & Maintenance	12,000	-	925	(11,075)	7.71%
Contingency	7,000	-	6,319	(681)	90.27%
Total Field	291,836	13,370	161,068	(130,768)	55.19%
Amenity					
Amenity Electric	14,400	768	5,727	(8,673)	39.77%
Amenity Water	5,000	-	912	(4,088)	18.23%
Internet	1,650	150	1,200	(450)	72.73%
Pest Control	1,520	126	966	(554)	63.55%
Janitorial Services	14,000	695	5,470	(8,530)	39.07%
Security Services	30,000	339	657	(29,343)	2.19%
Pool Maintenance	19,200	2,055	13,885	(5,315)	72.32%
Amenity Repairs & Maintenance	12,000	-	2,760	(9,240)	23.00%
Amenity Management	10,300	750	6,000	(4,300)	58.25%
Total Amenity Center Operations	108,070	4,883	37,576	(70,494)	34.77%



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

	FY2026 Adopted Budget	FY2026 Actual MAY	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Operations & Maintenance	399,906	18,253	276,491	(201,262)	69.14%
Other Expenditures					
Capital Reserves	53,048	-	10,976	(42,072)	20.69%
Total Other Expenditures	53,048	-	10,976	(42,072)	20.69%
Total Expenditures	598,652	26,779	287,467	(353,257)	48.02%
Revenues Over/(Under) Expenditures	<u>\$ 9,999</u>	<u>\$ (21,669)</u>	<u>\$ 338,657</u>	<u>\$ 370,730</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			338,657	370,730	
FUND BALANCE, ENDING			<u>\$ 801,749</u>	<u>\$ 370,730</u>	



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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 4,141	\$ 2,499	-
Assessments	-	-	-	-
Total Revenue	<u>\$ -</u>	<u>\$ 4,141</u>	<u>\$ 2,499</u>	<u>0.00%</u>
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues Over/(Under) Expenditures	-	4,141	-	-
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	4,141	(53,048)	
FUND BALANCE, ENDING	<u><u>\$ 116,521</u></u>	<u><u>\$ 159,710</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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 314,417	\$ 917	100.29%
Interest	4,974	6,584	1,610	132.37%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 321,001	\$ (151,653)	67.91%
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	225,551		139.44%
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	225,551	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 541,311	\$ 225,377	



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 May 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 289,144	843	100.29%
Interest	5,369	6,929	1,560	129.06%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	<u>\$ 528,923</u>	<u>\$ 296,073</u>	<u>\$ (232,850)</u>	<u>55.98%</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	95,153	(145,486)	39.54%
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	95,153	(145,486)	
FUND BALANCE, ENDING	<u>\$ 240,639</u>	<u>\$ 484,075</u>	<u>\$ (145,486)</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 May 31, 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 May 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		158,157.16
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: FY2026 Dissemination ...		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 OPPORTUNTY	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 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 Aburndale	Water Billing 1/21/26 - 2/18/26	42.55	58,851.98
03/24/2026	032426ACH2	City of Aburndale	Water Billing 1/21/26 - 2/19/26	146.28	58,705.70
03/24/2026	032426ACH3	City of Aburndale	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 Auburndale	Water Billing 2/18/26 - 3/20/26	33.04	111,151.16
04/22/2026	042226ACH2	City of Auburndale	Water Billing 2/18/26 - 3/20/26	88.88	111,062.28
04/22/2026	042226ACH3	City of Auburndale	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
05/05/2026	200124	Clean Star Services of Central FL	Invoice: 17918 (Reference: Cleaning, Trash & Pet Stations Apr 26.)	695.00	108,700.01
05/05/2026	200125	GHS Environmental	Invoice: 2026-344 (Reference: Monthly Weed Control April 26.)	1,540.00	107,160.01
05/05/2026	200126	Fast Property Services, LLC	Invoice: FSP-4707 (Reference: Dead Tree Removal.)	250.00	106,910.01
05/05/2026	200127	Vesta Property Services	Invoice: 432203 (Reference: Monthly Pool Service May 26.)	1,300.00	105,610.01
05/07/2026	0560726ACH1	Spectrum	4347 Trotters Way 4/18/26 - 5/17/26	150.00	105,460.01
05/11/2026	200128	All American Lawn & Tree Specialist, LLC	Invoice: 50087 (Reference: Pest Control.)	126.00	105,334.01
05/11/2026	200129	Averett Septic Tanks	Invoice: i282181 (Reference: Lift Station Service call.)	200.00	105,134.01
05/11/2026	200130	Vesta Property Services	Invoice: 432352 (Reference: Pool chemicals.)	119.95	105,014.06
05/12/2026	200131	Vesta District Services	Invoice: 432481 (Reference: Management Fees May 26.)	4,625.00	100,389.06
05/12/2026	200132	Vesta Property Services	Invoice: WC368 (Reference: Service Call for Broken handicap chair.)	200.00	100,189.06
05/14/2026	200133	Erica F. Miro Smith	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)	200.00	99,989.06
05/14/2026	200134	Veronica L. Thomas	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)	200.00	99,789.06
05/14/2026	200135	Angela M. Martinez	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)	200.00	99,589.06
05/14/2026	200136	Hanley Pools LLC	Invoice: 1475 (Reference: Repair ADH chair.)	225.00	99,364.06
05/14/2026	051426ACH1	Lakeland Electric	4347 TROTTERS WY # REC	723.53	98,640.53
05/14/2026	051426ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	29.17	98,611.36
05/14/2026	051426ACH3	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,420.48	97,190.88
05/18/2026	051826ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,858.52	95,332.36
05/18/2026			Deposit	75.00	95,407.36
05/19/2026	051926ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	70.31	95,337.05
05/19/2026	051926ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	91.42	95,245.63
05/19/2026	051926ACH3	Lakeland Electric	4515 Saddle Creek Road # SWP-1	100.42	95,145.21
05/19/2026	200137	Averett Septic Tanks	Invoice: i282615 (Reference: Lift station service call.) Invoice: i282617 (Reference: Lift St...	350.00	94,795.21
05/19/2026	200138	Kilinski Van Wyk PLLC	Invoice: 14977 (Reference: Legal Services Apr 26.)	4,583.86	90,211.35
05/19/2026	200139	Vesta District Services	Invoice: 432431 (Reference: Billable Expenses - Apr 2026.)	14.90	90,196.45
05/21/2026	200140	Complete IT Corp	Invoice: 18546 (Reference: Access control and Cameras.) Invoice: 20086 (Reference: IT Securit...	5,940.00	84,256.45
05/22/2026	052226ACH1	City of Auburndale	Water Billing 3/20/26 - 4/20/26	103.51	84,152.94
05/22/2026	052226ACH2	City of Auburndale	Water Billing 3/20/26 - 4/20/26	33.04	84,119.90
05/22/2026	052226ACH3	City of Auburndale	Water Billing 3/20/26 - 4/20/26	84.13	84,035.77
05/26/2026	200141	Business Observer, Inc.	Invoice: 26-00968K (Reference: Legal Advertising.)	48.13	83,987.64
05/27/2026	052726ACH1	Florida Department of Health	2026 Pool Permit	280.35	83,707.29
05/29/2026	200142	Clean Star Services of Central FL	Invoice: 18177 (Reference: Trash & Pet Waste Collection May 26.)	695.00	83,012.29
05/29/2026	200143	Veronica L. Thomas	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)	200.00	82,812.29
05/29/2026	200144	Angela M. Martinez	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)	200.00	82,612.29
05/29/2026	200145	Fast Property Services, LLC	Invoice: FSP-4756 () Invoice: FSP-4757 (Reference: Stone binder application.)	7,684.00	74,928.29
05/29/2026	200146	Kayla Pozniak	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)	200.00	74,728.29
05/29/2026	200147	Erica F. Miro Smith	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)	200.00	74,528.29
05/31/2026			BU - month end balance	75.00	34,941.72
					\$ 74,528.29

