



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE

OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

August 25, 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, August 25, 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, August 25, 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 (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 - Front Entrance Landscape Enhancement - \$4,527.19 – *Previously Presented*
 - b. Fast Property Services - Main Entrance River Rock Conversion - \$3,695.00 – *Previously Presented*
 - c. Blanco Turf & Landscaping #69413 - Two Entrances and Two Islands - \$9,500.00 – *Previously Presented*
 - d. Landscape Rehab - Outside Entrances - \$20,350.00 – *Previously Presented*

EXHIBIT 1

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4

EXHIBIT 5



THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- C. Landscape Maintenance
 - 1. Consideration of Landscape Proposals (Continued)
 - e. Trimen Landscape – Entrances - \$29,874.00 – [EXHIBIT 6](#)
Previously Presented
 - f. Fast Property Services - Amenities Area Landscaping Enhancement - \$3,067.48 – *Previously Presented* [EXHIBIT 7](#)
 - g. Fast Property Services - Pool/Amenities Parking Area River Rock Conversion - \$4,650.00 – *Previously Presented* [EXHIBIT 8](#)
- D. Field Operations – *Michael Bush, Vesta District Services* [EXHIBIT 9](#)
 - 1. Presentation of Field Requests
 - 2. Consideration of Pool Furniture Repairs/Replacement [EXHIBIT 10](#)
 - a. Patio Furniture Repair Proposal #6713 - \$1,530.00
 - b. Replacement Options
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*
 - 1. Adoption of **Resolution 2026-15, Setting FY 2027 Meeting Scheduling** [EXHIBIT 11](#)
 - 2. Establishment of District Performance Standards and Measures [EXHIBIT 12](#)
 - 3. Reconsideration of Pool Maintenance Service Proposals (3x wk) [EXHIBIT 13](#)
– *Previously Presented*
 - a. Cooper Pools - \$1,625.00/mo.
 - b. Heartland Pools- \$1,000.00/mo.

FOURTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Acceptance of the Minutes of the Board of Supervisors Special Meeting Held July 28, 2026 [EXHIBIT 14](#)
- B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 28, 2026 [EXHIBIT 15](#)
- C. Acceptance of the Unaudited July 2026 Financial Statements [EXHIBIT 16](#)



SIXTH ORDER OF BUSINESS:

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

SEVENTH ORDER OF BUSINESS:

SECURITY MATTERS

A. **Closed Session** (No Action Will be Taken During the Closed Session)

1. Open Session
2. Discussion on Actions Related to Security Matters
3. Close Session

B. Consideration of Actions Related to Security Matters

1. Pool Security Proposals
 - a. Nations Security
 - b. PGS USA

Under Separate Cover

EIGHTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Tuesday, September 22, 2026 at 6:00 p.m.

Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

AGENDA DEADLINE: Noon – September 14, 2026

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

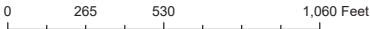
Red: Band_1

Green: Band_2

Blue: Band_3

Lift Stations

Pond numbers



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



**GHS Environmental**

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

Service Report**Project: Saddle Creek Preserve CDD**

7/10/2026 to 8/19/2026

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
2026-08-05	Pond 3B	overcast clouds 84.4°F 3 mph ESE	T, GSW	Tech: Ca B, Ti C	No photos
2026-08-05	Pond 3D	overcast clouds 86.13°F 1.99 mph E	T, MISC	Offsite wetland is backflowing into Pond 3D near SW corner. Channel forming across the berm. Tech: Ch B	2 photos: P1, P2
2026-08-05	Pond 3C	overcast clouds 86.18°F 3 mph ESE	T	Tech: Ch B	No photos
2026-08-05	Pond 3A	overcast clouds 86.18°F 3 mph ESE	T	Tech: Ch B	No photos
2026-08-05	Pond 2	overcast clouds 86.18°F 3 mph ESE	T	Tech: Ch B	No photos
2026-08-05	Pond 2A	overcast clouds 86.18°F 3 mph ESE	T	Tech: Ch B	No photos



Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-08-05	Pond 1C	overcast clouds 86.13°F 1.99 mph E	T	Tech: Ch B	No photos
2026-08-05	Pond 1B	overcast clouds 86.13°F 1.99 mph E	T	Tech: Ch B	No photos
2026-08-05	Pond 1A	overcast clouds 86.13°F 1.99 mph E	T	Tech: Ch B	No photos
2026-08-05	TA-D	overcast clouds 86.13°F 1.99 mph E	T	Tech: Ch B	No photos
2026-08-05	Pond 6B	overcast clouds 87.17°F 3 mph E	T	Tech: Ch B	No photos
2026-08-05	Pond 5	overcast clouds 84.81°F 1.99 mph E	T	Tech: Ca B	No photos
2026-08-05	Pond 4	overcast clouds 84.4°F 3 mph ESE	A, T	Planktonic algae coming back after treatment 2 weeks ago. Tech: Ti C, Ch B	No photos
2026-08-05	Pond 3E	overcast clouds 86.13°F 1.99 mph E	T	Tech: Ch B	No photos
2026-08-05	Pond 6A	overcast clouds 84.81°F 1.99 mph E	T	Tech: Ca B	No photos
2026-08-05	Miscellaneous	overcast clouds 87.17°F 3 mph E		Two contractor bags removed from ponds. Tech: Ch B, Ca B, Ti C, Ch (, Ch B, Ti C	1 photo: P3
2026-08-14	Pond 4		FC	Tech: Ch B	No photos



Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-07-22	Pond 3A	few clouds 94.87°F 3 mph SSE	FC	Checked status of grass treatment around perimeter. Tech: Ch B	No photos
2026-07-22	Pond 4	few clouds 94.87°F 3 mph SSE	A	Treated planktonic algae bloom. Tech: Ch B	No photos
2026-07-23	Pond 3A	scattered clouds 88.39°F 7 mph E		Tech: Ch B, Ch B	No photos
2026-07-23	Pond 4	scattered clouds 88.39°F 7 mph E	A	After hours service trip for maintenance on algae collecting in neck of Pond 4. Tech: Ch B	No photos
2026-07-24	Pond 4	scattered clouds 93.43°F 7.38 mph ENE	A	Tech: Ch B	No photos
2026-07-24	Pond 6B	scattered clouds 92.93°F 1.99 mph NNW	MISC	Erosion is occurring around the MES outfalls along the western edge of Pond 6B. Three total and vary in stages. Tech: Ch B	6 photos: P4, P5, P6, P7, P8, P9
2026-07-28	Pond 4	overcast clouds 88.52°F 5.01 mph SW	FC, A, CSM	Algae bloom significantly reduced from treatments last week. Treated algae in small sump of Pond 4 at the end of Yellow Tail. Treated vegetation around MES in wetland. Tech: Ch B	No photos
2026-07-28	Pond 6B	overcast clouds 88.52°F 5.01 mph SW	CSM	Treated vegetation around MES in wetland. Tech: Ch B	No photos
2026-07-28	Pond 5	overcast clouds	CSM	Treated vegetation around MES in wetland.	No photos



Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
		88.52°F 5.01 mph SW		Tech: Ch B	
2026-07-28	Pond 6A	overcast clouds 88.52°F 5.01 mph SW	CSM	Treated vegetation around MES in wetland. Tech: Ch B	No photos
2026-07-28	Miscellaneous	overcast clouds 88.52°F 5.01 mph SW	WMM	Treated rattlebox popping up by front entrance wetland and mitigation areas. Tech: Ch B	No photos

Job Photos (8/18/2026):



P1
Pond 3D



P2
Pond 3D



P3
Miscellaneous



Photo Log

Job Photos (8/1/2026):



P4

Pond 6B



P5

Pond 6B



P6

Pond 6B



Photo Log (continued)

Job Photos (8/1/2026):



P7

Pond 6B



P8

Pond 6B



P9

Pond 6B



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 – 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 4





Blanco's Turf & Landscaping LLC
5508 N Nebraska Ave
Tampa, FL 33604-7122 USA
+18137655124
yourfriends@blancosturf.com
www.blancosturf.com

Estimate 5932

ADDRESS Erica Miro 1952 Red Loop, Lakeland, FL.	DATE 06/18/2026	TOTAL \$9,500.00	

SALES REPRESENTATIVE
Emanuelle Torres

ACTIVITY	QTY	RATE	AMOUNT
Landscaping:General Landscaping Landscaping will be for both signs on entrance and two islands in middle of rode.	1	7,500.00	7,500.00
30- 7gal Podocarpus - \$35/ea 10- 15gal Podocarpus \$200/ea 115- 7gal ixoras - \$14/ea 2- 30gal Pygmy palm -\$270/es 90- 3gal crotons - \$14/ea 40- 3gal Muhly grass - \$14/ea 60- 1gal Blue daze \$8/ea			

Please note

Plants do not have a warranty. Customers are responsible for proper care after planting. Some exceptions may apply.

Landscaping:Mulch Mulch for landscaping areas.	150	7.00	1,050.00
Landscaping:Aluminum Borders Each border is roughly 15' long to divide mulch and sod on signs area.	10	95.00	950.00

Thank you for your business. We accept Credit cards, ACH,
Checks, Bank Transfers, and we offer financing at
<https://www.mysynchrony.com/mmc/S4221436602>

Note: This quote is valid for the next 30 days; after which values
may be subject to change. Changes to the scope of work may
require changes to the quote and price.

SUBTOTAL	9,500.00
TAX	0.00

TOTAL	\$9,500.00
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THANK YOU.

Upon acceptance of this quote please be aware that a 50%
deposit will be collected up front to pay for all materials and
place you on the schedule, and the remaining 50% after the job
has been completed.

We accept check, card, or bank transfer.

If you would like to pay:

-by check, you can mail it to the address on this quote.

Thank you for choosing Blanco's Turf & Landscaping.
We appreciate your business and referrals.



-by credit or debit card, we will email you an invoice with a payment link. (We recommend using a card with points or cash back for your benefit)
-by bank transfer there is a link on the invoice at no extra fee.

Financing options are also available at
<https://www.mysynchrony.com/mmc/S4221436602>

We will send you a new invoice showing payment confirmation once the deposit is received and keep you updated as we get closer to the install date.

Accepted By

Accepted Date

Thank you for choosing Blanco's Turf & Landscaping.
We appreciate your business and referrals.



EXHIBIT 5





Saturday June 20, 2026

Estimate

Page 1

Saddle Creek Preserve Main Entrance

Main Entrance

Remove unwanted plants, clean and prepare beds \$500.00

Install 18 Boulders \$2,340.00

2 Cy Topsoil \$160.00

New Plant Material

2 Christmas Palm @ 15g \$360.00

3 Blue Agave @ 7g \$300.00

2 False Agave @ 7g \$180.00

3 Var. Pinwheel Jasmine @ 7g \$150.00

8 Red Yucca @ 3g \$240.00

10 Grey Owl Juniper @ 3g \$220.00

28 Foxtail Fern @ 3g \$616.00

30 Orange Ixora @ 3g \$660.00

24 Blue Pacific Juniper @ 3g \$528.00

Plant Total \$3,254.00

6 Pieces of Edging \$240.00

4 Cy Decorative Stone \$1,320.00

40 Bags of Mulch \$200.00

Labor to install soil, edging, plants, stone and mulch \$2,800.00

Main Entrance Total \$10,814

Saddle Creek Outside Entrances

Spray down areas, clean and shape beds \$500.00

12 Boulders \$1,560.00

8 Cy Topsoil \$640.00

New Plant Material

4 Christmas Palm @ 15g \$720.00

4 False Agave @ 7g \$400.00

4 Var. Pinwheel Jasmine @ 7g \$200.00
36 Foxtail Fern @ 3g \$792.00
20 Grey Owl Juniper @ 3g \$660.00
36 Orange Ixora @ 3g \$792.00
36 Blue Pacific Juniper @ 3g \$792.00
Plant Total \$4,356.00

16 Pieces of Edging \$640.00
120 Bags of Mulch \$600.00
Labor to install soil, boulders, edging, plants and mulch \$2,800.00
Saddle Creek Outside Entrances Total \$9,536.00

Landscape Project Total \$20,350.00

"When it comes to hiring, don't settle for just anyone—choose the best"

Be sure to visit our website for more pictures and details on our beautiful plants! 🌿 ✨

<https://landscaperehabsf.com>

The next pages contain example photos of the plants being installed. Photos are for illustration purposes only and may not represent the exact size of the installed plants. We carefully hand-select every plant to provide the best quality and largest size possible for your investment.

Christmas Palm



Blue Agave



False Agave



Var. Jasmine



Red Yucca



Grey Owl Juniper



Foxtail Fern



Orange Ixora



Blue Pacific Juniper



Edging



© 2026 Landscape Rehab

Transplanted Plants are not Guaranteed

We ask for 50% percent to start the project and the rest 50% upon completion

Make all checks payable to Company Name Landscape Rehab

A 3% fee will be added to the landscape project total if paying with credit card



Plants installed by Landscape Rehab Inc. will have a 1-year Warranty period with proper maintenance

Plant Warranty & Extreme Weather Policy

At Landscape Rehab Inc, we take pride in installing high-quality plant material suited for Central Florida conditions. We offer a limited warranty on plant installations under normal environmental conditions and proper care.

However, due to the unpredictable nature of weather, we do not guarantee plant survival in the event of extreme or abnormal conditions, including but not limited to:

- Freezes or frost events below typical regional temperatures
- Extended cold spells
- Hurricanes, tropical storms, or flooding
- Drought or excessive rainfall

The recent occurrence of unusually low temperatures (e.g., near or below 20°F) is considered an extreme weather event and falls outside of standard warranty coverage.

Customer Responsibility

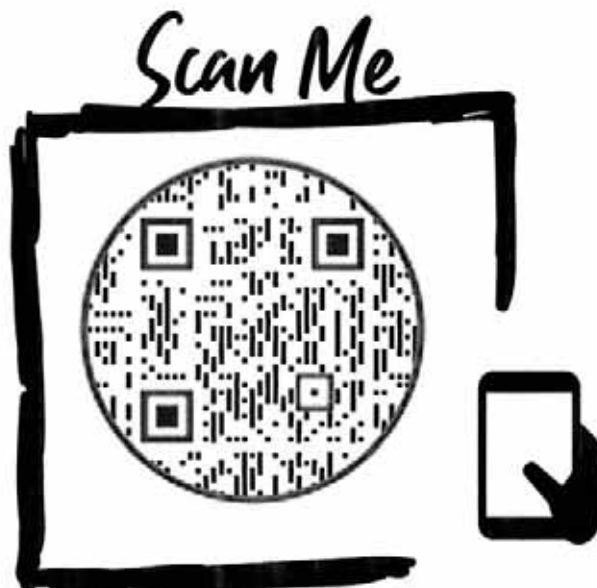
Once installation is complete, the customer is responsible for proper plant care, including watering, covering, or protecting plants during freeze warnings.

Optional Replacement

As a courtesy, we may offer discounted replacement of affected plants, but this is not guaranteed and will be evaluated on a case-by-case basis.

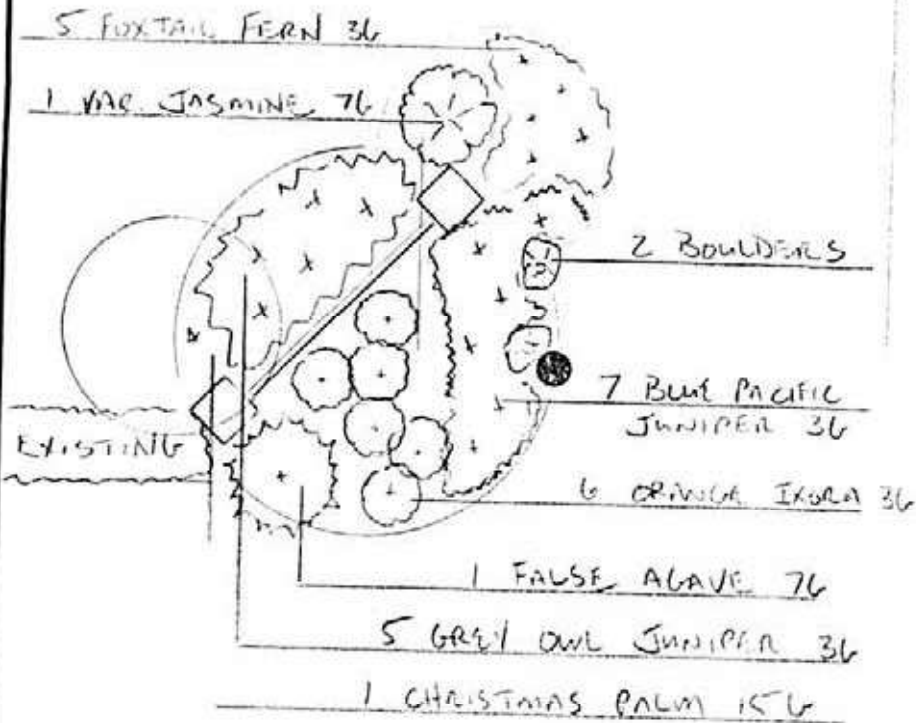
By proceeding with installation, the customer acknowledges and accepts these terms.

“🌿 Don't forget to scan the QR code to explore our beautiful work”



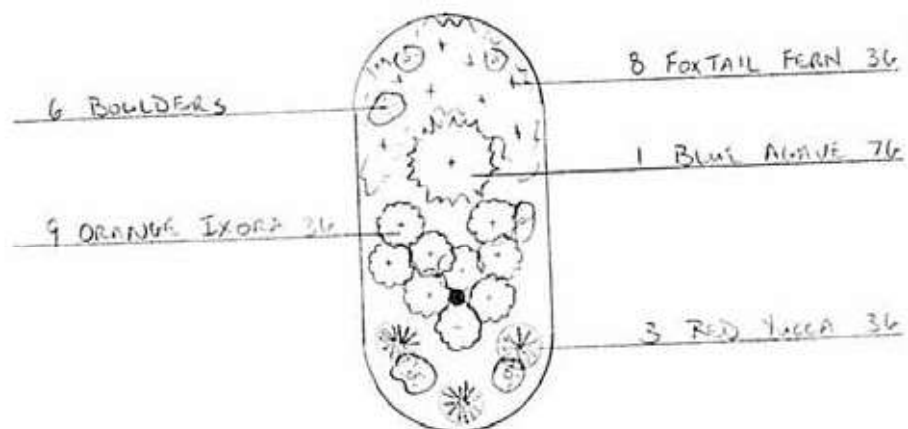
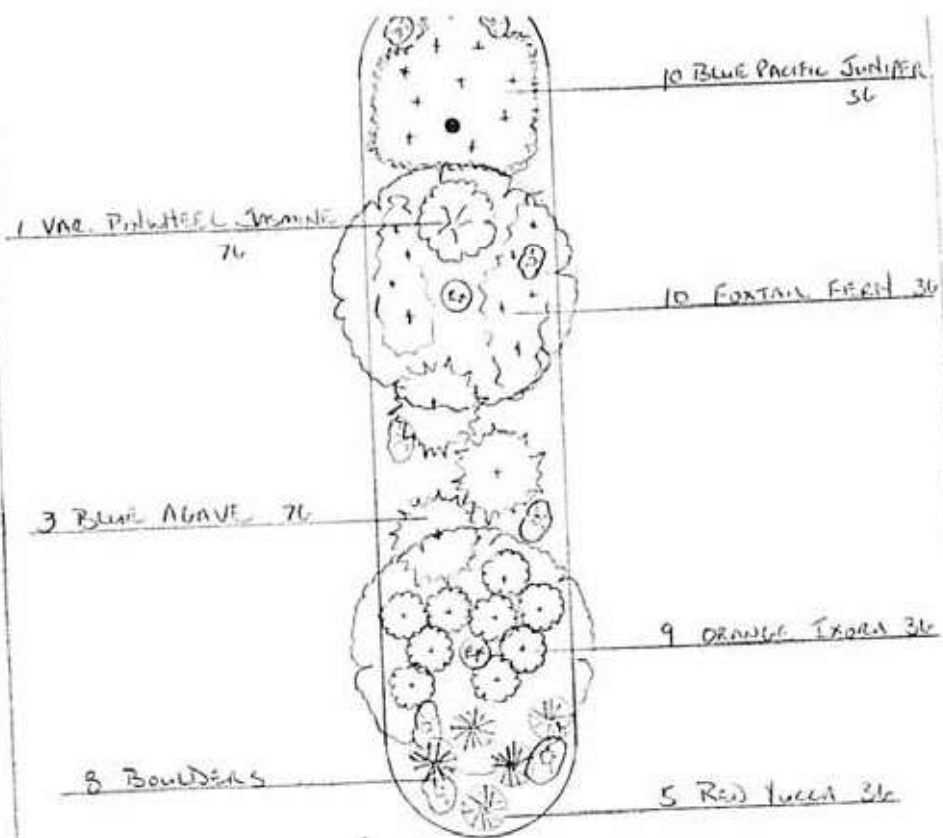
3 Blue AG

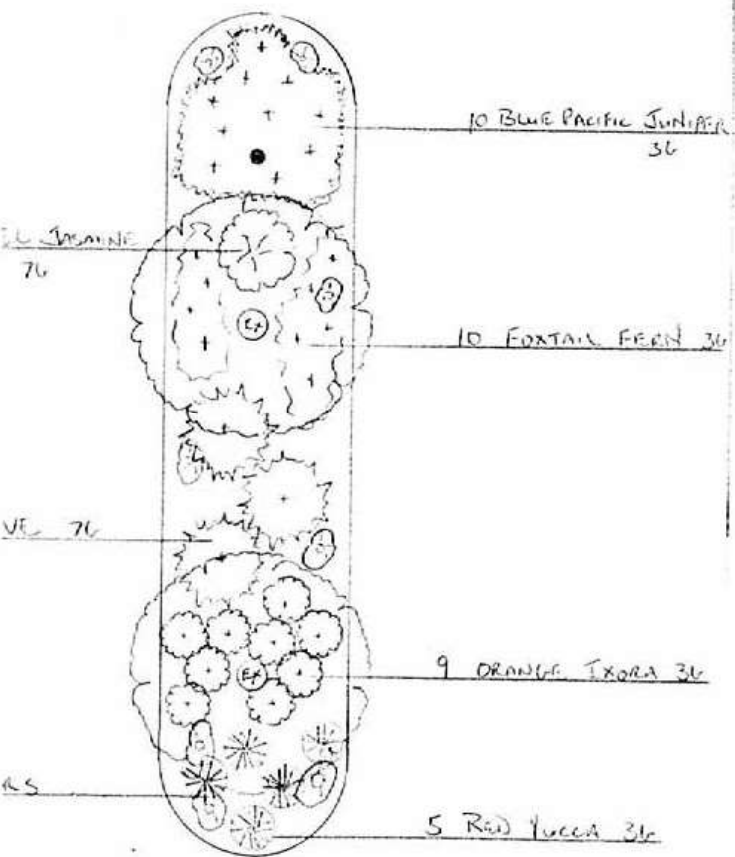
8 Bould

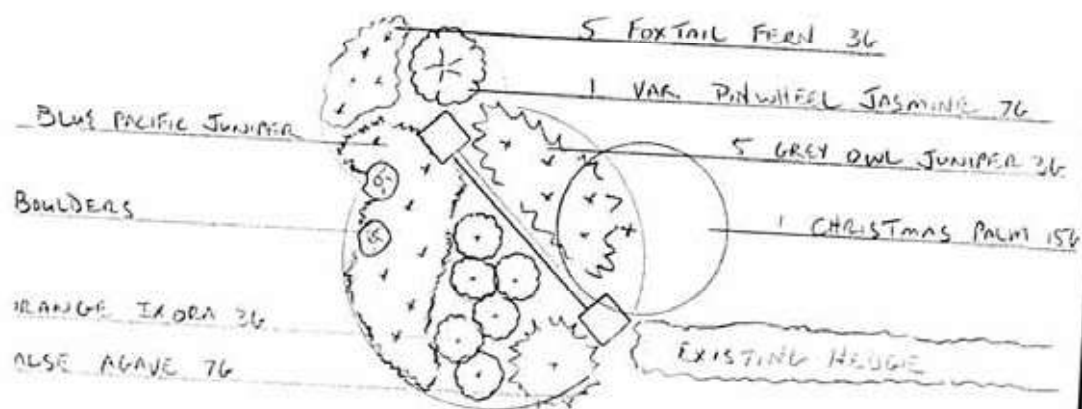


6 BOUNDE

9 ORANGE







SADDLE CREEK PRESERVE

SCALE: $\frac{1}{8}" = 1'$

APPROVED BY:

DATE: 6/7/26

DRAWN BY: FB

REVISED

LANDSCAPE REHAB

954 326-0359

DRAWING NUMBER

EXHIBIT 6





Trimen Landscape
450 South Taylor Road Seffner, FL 33584
(813) 863-9328

Proposal #1728

Created: 06/01/2026

From: Chris Bell

Proposal For

Saddle Creek ~~HOA~~ ^{CDD}
~~1952 Red Loop~~
~~Lakeland, FL 33801~~

Location

1952 Red Loop
Lakeland, FL 33801

Saddle Creek ~~HOA~~ Entrance Landscape

Terms

Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Sod Removal Removing sod/weeds to create new flower beds at Teneroc and Gatsby Entrances	1500 SQ FT	\$ 0.85	\$ 1,275.00
Removal Remove pine straw in entrance and island flowerbeds at old mining road entrance	1	\$ 350.00	\$ 350.00
Dwarf Walter's Viburnum, 7 gal	36	\$ 45.00	\$ 1,620.00
Pink Muhly Grass, 3 gal	28	\$ 20.00	\$ 560.00
Plum Loropetalum, 7 gal	35	\$ 45.00	\$ 1,575.00
Superblue Liriope, 1 gal	60	\$ 8.00	\$ 480.00
Coontie, 7 gal	3	\$ 75.00	\$ 225.00
Variegated Minima Jasmine, 1 gal	700	\$ 8.00	\$ 5,600.00
Viburnum Suspensum, 7 gal	12	\$ 45.00	\$ 540.00
Ilex Schilling, 7 gal	10	\$ 45.00	\$ 450.00
White Muhly Grass, 3 gal	162	\$ 20.00	\$ 3,240.00
Japanese Blueberry, 45 gal FTG, approx. 10' height	6	\$ 550.00	\$ 3,300.00
Viburnum Suspensum, 15 gal	23	\$ 120.00	\$ 2,760.00

Mini Pine Bark Mulch *Not installing underneath pine trees at old mini road entrance	32 CU YD	\$ 72.00	\$ 2,304.00
Irrigation Inspection	1	\$ 195.00	\$ 195.00
Irrigation Modification and Repairs Approximate budget. Price may vary after system inspection.	1	\$ 3,000.00	\$ 3,000.00
Debris Hauling and Disposal	1	\$ 350.00	\$ 350.00
Labor and Freight Overhead: -Attain, ship, install listed materials and etc. -Insurance -Freight -Gas -Delivery -Wear and tear	1	\$ 3,050.00	\$ 3,050.00
Discount Fourth of July Promo Valid through 07/06/2026!	-1	\$ 1,000.00	\$ -1,000.00

Proposal valid for 30 days from proposal date.

TOTAL \$ 29,874.00

Signature

x

Date:

Please sign here to accept the terms and conditions

Assigned To

Chris Bell
chris@trimenlandscape.com

Sales Reps

Chris Bell
chris@trimenlandscape.com

Photos



Dwarf Walter's Viburnum, 7 gal



Pink Muhly Grass, 3 gal



Plum Loropetalum, 7 gal



Superblue Liriope, 1 gal



Coontie, 7 gal



Variegated Minima Jasmine, 1 gal



Viburnum Suspensum, 7 gal



Ilex Schilling, 7 gal



White Muhly Grass, 3 gal



Japanese Blueberry, 45 gal



Viburnum Suspensum, 15 gal



Mini Pine Bark Mulch



General Notes:

- Trimen Precision Lawn Care LLC DBA Trimen Landscape is hereafter referred to as "Trimen".
- All plant species, specifications, and sizes are subject to season and availability at time of job.
- Trimen is not responsible for grading or drainage conditions of the job site. Trimen is only responsible for fine grading (defined as 1/10th of a foot) in areas where Trimen is performing work.
- All plant/tree installation to be completed in a substantial workmanlike manner according to specifications submitted, per standard industry horticultural practices. This includes installing plant/tree material 1-3" above final grade in order for material to breathe properly.
- The above information is not an invoice and only a proposal of services/goods described above.
- Any alteration or deviation from this proposal incurring additional costs will only be performed after an approved change order is signed by Client, and will be billed in addition to this proposal.
- Trimen or any of its subcontractors shall not be held responsible for damage to anything underground or not visible, including utilities.
- Trimen is not responsible for unforeseen sub-surface soil conditions.
- When removing or trimming tree roots: Trimen or any of its subcontractors shall not be held responsible for continued life and stability of the tree.
- In rock beds, weed repellent fabric helps mitigate weeds but does not prevent weeds completely.
- Any work/items not specifically included in this proposal are excluded.
- Client is responsible to call 811 and private utility companies to locate any underground utilities.

Substantial Completion and Payments:

- At least 50% of total payment for this job will be issued prior to provision of services/goods described in this proposal. The remaining payment will be issued at completion of the job.
- Once Trimen has notified Client of substantial completion, the Client will provide a final punch list in writing within 5 business days. If no punch list is provided, the Client is accepting the work performed.
- If a punch list is provided and verified to be within the scope of work, Trimen will schedule the final punch list items to be completed as soon as possible.
- Remaining payment will be issued within 3 business days upon substantial completion, less a 10% retainage that will be issued within 3 business days of punch list items being completed.
- A 3.5% convenience fee will be applied to any payments made by credit or debit card.
- Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractor, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.
- Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and cost and expenses incurred.

Warranty:

- Landscaping material with an automated irrigation system/schedule, that has been inspected and approved by Trimen, will be warrantied for 60 days. It is beyond our ability to warranty any landscaping material installed in any area with no automatic irrigation system.
- Warranty void if proper horticultural trimming/maintenance practices are not performed. Proper horticultural trimming/maintenance practices are as follows: fertilize plant material appropriately, trim hedges and shrubs at healthy intervals, applying weed killer in open flowerbed areas, hand weeding near base of plants, trees, and flowers, not collaring trees and plants with line trimmers, ensuring new sod is cut at the correct height for each species, appropriate watering schedule and duration for all planted and installed landscape material, appropriate pest control performed on landscape material, proper fertilization/pest and fungus control services are performed.
- Warranty does not cover replacement of material that is damaged or missing during the warranty period.
- Warranty does not cover annual flowers.
- Warranty does not cover any damages caused by Acts of God.

Irrigation:

- If installing a new irrigation system connected to a well, it may require additional parts to be provided by a well company. Client must deal directly with a well contractor.
- Trimen is not responsible for operation, programming, and maintenance of the irrigation system after substantial completion. Trimen will program the timer for necessary watering during the establishment period (first 30 days). After substantial completion, it is the Client's responsibility to monitor and adjust the watering schedule according to weather, percolation, plant species requirements, and local ordinances to ensure new landscape materials remain healthy.
- After substantial completion, the warranty will be voided if plant material is overwatered or underwatered.
- Trimen is not responsible for and cannot control any chemicals or minerals that may be existing in Client's water source that may cause damage to Client's property or landscape materials.
- For proper irrigation coverage on rotor and sprinkler zones over spray is necessary.

Sod:

- For warranty to be valid, all sod will require a lawn and ornamental application to be applied to treat for fungus, pests, weeds, etc within 5 days of installation and once/month during warranty period. Client must contract directly with a lawn and ornamental service.



Saddle Creek Preserve

Old Mining Rd



Legend

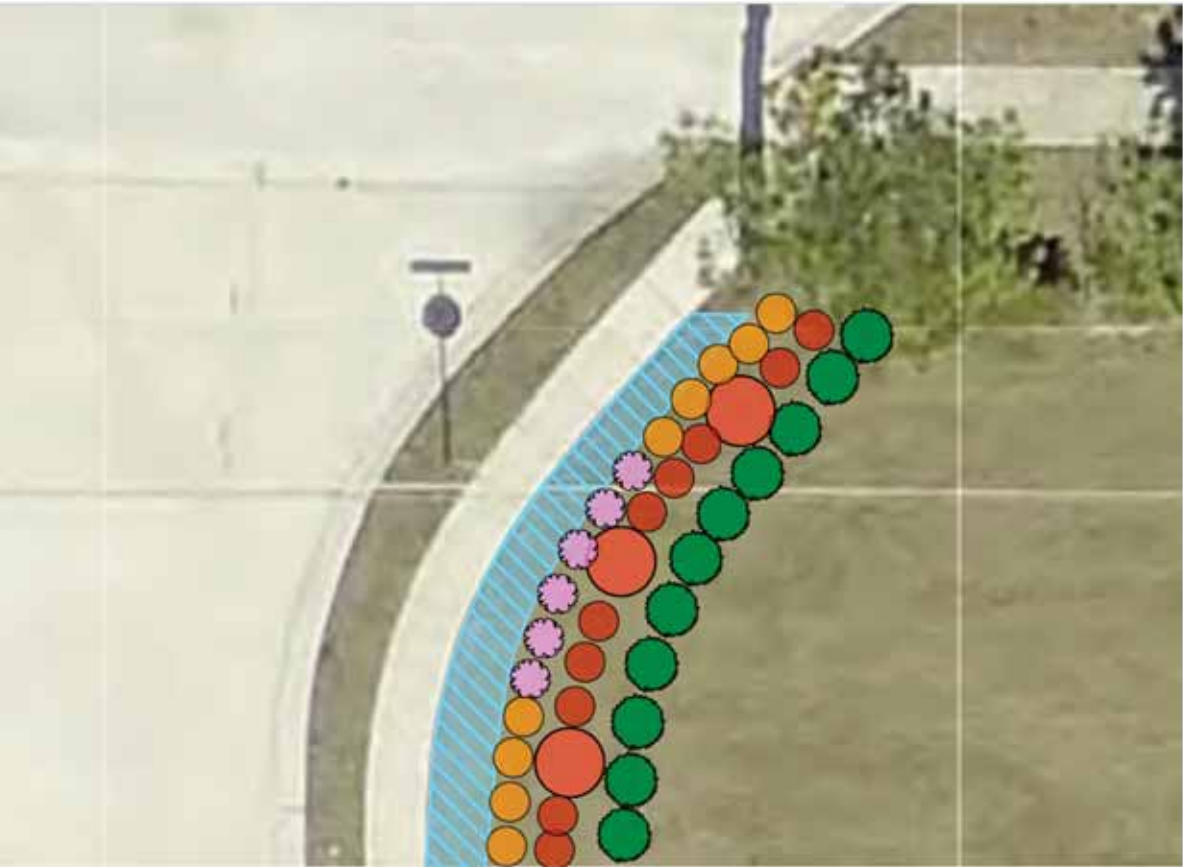
Name

-  Dwarf Walter's Viburnum, 7 gal
-  Pink Muhly Grass, 3 gal
-  Plum Loropetalum, 7 gal
-  Superblue Liriope, 1 gal
-  Coontie Palm, 7 gal
-  Variegated Minima Jasmine, 1 gal
-  Viburnum Suspensum, 7 gal
-  Ilex Schilling, 7 gal
-  White Muhly Grass, 3 gal



Saddle Creek Preserve

Teneroc Trail



Legend

Name

-  Pink Muhly Grass, 3 gal
-  Plum Loropetalum, 7 gal
-  Variegated Minima Jasmine, 1 gal
-  White Muhly Grass, 3 gal
-  Japanese Blueberry, 45g, FTG
-  Viburnum Suspensum, 15gal



Saddle Creek Preserve

Gatsby Lane



Legend

Name	
	Pink Muhly Grass, 3 gal
	Plum Loropetalum, 7 gal
	Variegated Minima Jasmine, 1 gal
	White Muhly Grass, 3 gal
	Japanese Blueberry, 45g, FTG
	Viburnum Suspensum, 15gal



EXHIBIT 7





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.







EXHIBIT 8





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 9



Field Operations Report
for
Saddle Creek
Community Development
District
August 2026



Saddle Creek

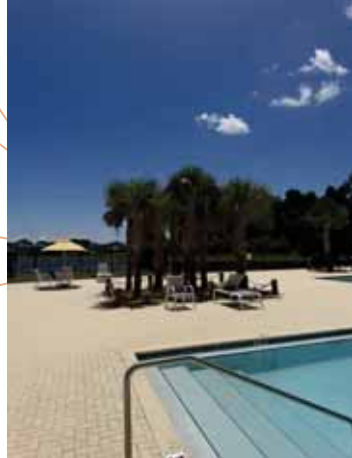
- Speed limit Signs. (Radar)
 - Have been installed. (2 have been relocated so they are more visible.)
 - Heath and I recalibrated the radars, so they are showing RED at the appropriate speeds.
 - Speed limit signs are being installed on the existing posts to display the speed limit.
 - Remaining speed limit signs around the community are in the process of being installed.
- Landscaping Communications with Ray.
 - Weeds at the pool area.
 - Mowing around ponds.
 - Sprinkler breaks.
- Spectrum.
 - Router has been replaced, and new hardware for the security system has been installed.
- Bathrooms.
 - Sinks are continuing to be damaged and have to be remounted.
 - Men's bathroom soap dispenser needs to be rehung.
- Pool Area.
 - QR Codes For Pool Maintenance Request.
 - 3 Have been placed at the pool area.
 - Maintenance/Conduct/Vandalism QR Codes.
 - Handicap Chair.
 - Handicap logo will be painted on the back when the chair has been repaired.
 - Completed
 - Cover has been ordered.
 - Seatbelt has been ordered.
 - Both have been reordered.
 - Pool Furniture.
 - Quote from Patio Furniture Repair.
 - 5 Loungers - 3 Chairs - 1 Table.
 - Outdoor Washdown.
 - Needs new shower head installed.
 - Hose Hookup.
 - Continuing to drip water.
 - Left Fan.
 - Needs to be replaced.



Saddle Creek



Pool area.





Outdoor fan that
needs to be
replaced.



Dip in pool
decking.





- Pool area bathrooms.
 - Both sinks have been repaired.



Hose bib
leaking.



Dog Park



Pump Station on Bridle
Booster
&
Ant Hill Located near it.,





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Saddle Creek Field Requests

16	2026-07-29	Landscaping (of the common areas; includes irrigation issues)	Napoleoni	4328 Trotters Way	This is in the back of my house it has been about 2 weeks since it was last cut.. Erica had been notified about this...I could bet anything that FAST would cut it tomorrow before the CDD meeting....	7/29 Forwarded to Fast Property
15	2026-07-26	Swimming Pool	Mompont	2181 Old Mining R	On 7/26 at 7:10pm it was reported that there is an alligator in the swimming pool. There were 6 children in the pool. Please have it removed immediately and close down facility until removed.	7/27 Confirmed gator no longer in pool



EXHIBIT 10





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
Please note that glide/ end cap replacement is not included in your cost for repair. Not all parts are avaiable for purchase or replacement. If your glides break or crack during removal for the requested repairs, they may not be able to be replaced.						Sales Tax (0.0%)	\$0.00
						Total	\$1,530.00

Signature _____





WOAJNQO Patio Lounge Chair, Aluminum Foldable 5-Position, 2 Pack, Grey |
Lightweight rustproof aluminum. Breathable quick-dry fabric. Full flat recline for su...

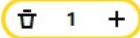
Only 6 left in stock - order soon.

Shipped from: WOA FURNITURE

FREE delivery Wed, Jul 29

Color: Grey

Size: 2 Pack



Need more than 43 units?

Delete Save for later Share

\$237⁴⁹
(\$118.75 / count)
Business Price



WOAJNQO Patio Lounge Chair, Aluminum, 5 Adjustable Backrest, 1 Piece, Khaki |
Lightweight rustproof aluminum. 5 adjustable backrest positions. Breathable quick-d...

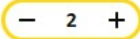
Only 4 left in stock - order soon.

Shipped from: WOA FURNITURE

FREE delivery Wed, Jul 29

Color: Khaki

Size: 1 Chair



Need more than 139 units?

Delete Save for later Share

Limited time deal
-10% \$71⁹⁹
Typical price: \$79.99



Vexwalx Pool Lounge Chairs Set of 2, Aluminum Lounge Chair Outdoor with 5-
Position Recliner, Patio Chaise Lounge Outdoor for Backyard, Poolside, Deck (Khaki)

In Stock

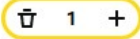
Shipped from: Vexwalx

FREE delivery Jul 28 - 30

Arm Style: Armless

Color: Khaki

Set name: 2 Pack



Need more than 48 units?

Delete Save for later Share

\$189⁹⁹
(\$95.00 / count)
Exclusive Prime price



Chaise Lounges - Pool Furniture Direct



Nautical Resin Sling Chaise Lounge, White Frame, Stackable, 35 Lbs

\$399.95

1

ADD TO CART



Resort Club Sling Chaise Lounge With Arms – 16” Seat Height

\$444.95

1

ADD TO CART



Nautical Resin Sling Chaise Lounge, Sandstone Frame, Stackable, 35 Lbs

\$414.95

1

ADD TO CART



Omega Sling Chaise Lounge With Fiberglass Resin Frame

\$359.95 – \$379.95

1

ADD TO CART



Atlantico Sling Chaise Lounge With Fiberglass Resin Frame

\$464.95

1

ADD TO CART



Dockside Club 5 Position Sling Chaise Lounge – 14” Seat Height

\$614.95

1

ADD TO CART



Island Club Sling Chaise Lounge – 12” Seat Height

\$399.95 – \$424.95

1

ADD TO CART



Waterfront Club Sling Chaise Lounge – 16” Seat Height

\$504.95

1

ADD TO CART



Resort Club Sling Chaise Lounge – Sled Base – 16” Seat Height

\$454.95

1

ADD TO CART



		Price
	Amopatio Patio Chairs Set of 6, Stackable Outdoor Dining Chairs for All Weather, Silver Frame Outdoor Chair Garden Furniture for Backyard Deck(Beige)	\$139⁹⁹
	In Stock Shipped from: Amopatio FREE delivery Jul 28 - 30 Recycled materials +2 more Color: Beige/Silver Frame Size: Set of 6 1 Buying in bulk? Delete Save for later Share	(\$23.33 / count)
	JEAREY Patio Dining Chairs Set of 4, Outdoor Stackable Dining Furniture Set, All Weather Dining Set for Garden, Backyard, Poolside, Lawn, Brown	\$94⁹⁹
	#1 Best Seller in Patio Dining Chairs In Stock Shipped from: JEAREY Outdoors Collection prime Tomorrow FREE delivery Tomorrow, Jul 22. Order within 1 hr 45 mins Color: Brown Size: Set of 4 Buy 5, save 29% 1 Need more than 111 units? Delete Save for later Share	(\$23.75 / count) List Price: \$129.99 Savings: \$35.00 (27%) Business Price





Resort Club Commercial Sling Dining Chair

\$199.95

1

ADD TO CART



Resort Club High Back Sling Dining Chair

\$219.95

1

ADD TO CART



Waterfront Club High Back Sling Dining Chair

\$189.95

ADD TO CART



Dockside Club Commercial Sling Dining Chair

\$234.95

1

ADD TO CART



Waterfront Club Commercial Sling Dining Chair

\$189.95

1

ADD TO CART



EXHIBIT 11



RESOLUTION 2026-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF
POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2026-2027; AND PROVIDING FOR AN EFFECTIVE
DATE.**

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District (“**District**”) was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule



Exhibit A

BOARD OF SUPERVISORS MEETING DATES SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at **Auburndale Historic Depot, 120 W Park St, Auburndale, FL 33823**, on the fourth Tuesday of each month at **6:00 p.m.**, unless otherwise indicated as follows:

Tuesday, October 27, 2026

Tuesday, November 19, 2026 at 6:00 p.m. (Landowners' Meeting)

Tuesday, November 24, 2026

Tuesday, December 22, 2026

Tuesday, January 26, 2027

Tuesday, February 23, 2027

Tuesday, March 23, 2027 (Discuss Budget needs)

Tuesday, April 27, 2027 at 5:00 p.m. (inc. Budget Review and Approve Proposed Budget)

Tuesday, May 25, 2027

Tuesday, June 22, 2027

Tuesday, July 27, 2027 (Budget Public Hearing & Adoption)

Tuesday, August 24, 2027

Tuesday, September 28, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



FY 2027 Meeting Schedule Dates

FIRST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 5, 2026	October 6, 2026	October 7, 2026	October 1, 2026	October 2, 2026	
November 2, 2026	November 3, 2026	November 4, 2026	November 5, 2026	November 6, 2026	Election Day
December 7, 2026	December 1, 2026	December 2, 2026	December 3, 2026	December 4, 2026	
January 4, 2027	January 5, 2027	January 6, 2027	January 7, 2027	January 1, 2027	New Year
February 1, 2027	February 2, 2027	February 3, 2027	February 4, 2027	February 5, 2027	
March 1, 2027	March 2, 2027	March 3, 2027	March 4, 2027	March 5, 2027	
April 5, 2027	April 6, 2027	April 7, 2027	April 1, 2027	April 2, 2027	
May 3, 2027	May 4, 2027	May 5, 2027	May 6, 2027	May 7, 2027	
June 7, 2027	June 1, 2027	June 2, 2027	June 3, 2027	June 4, 2027	
July 5, 2027	July 6, 2027	July 7, 2027	July 1, 2027	July 2, 2027	Independence Day Observed
August 2, 2027	August 3, 2027	August 4, 2027	August 5, 2027	August 6, 2027	
September 6, 2027	September 7, 2027	September 1, 2027	September 2, 2027	September 3, 2027	Labor Day
SECOND					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 12, 2026	October 13, 2026	October 14, 2026	October 8, 2026	October 9, 2026	Columbus/Indigenous Peoples Day
November 9, 2026	November 10, 2026	November 11, 2026	November 12, 2026	November 13, 2026	Veterans Day
December 14, 2026	December 8, 2026	December 9, 2026	December 10, 2026	December 11, 2026	
January 11, 2027	January 12, 2027	January 13, 2027	January 14, 2027	January 8, 2027	
February 8, 2027	February 9, 2027	February 10, 2027	February 11, 2027	February 12, 2027	
March 8, 2027	March 9, 2027	March 10, 2027	March 11, 2027	March 12, 2027	
April 12, 2027	April 13, 2027	April 14, 2027	April 8, 2027	April 9, 2027	
May 10, 2027	May 11, 2027	May 12, 2027	May 13, 2027	May 14, 2027	
June 14, 2027	June 8, 2027	June 9, 2027	June 10, 2027	June 11, 2027	
July 12, 2027	July 13, 2027	July 14, 2027	July 8, 2027	July 9, 2027	
August 9, 2027	August 10, 2027	August 11, 2027	August 12, 2027	August 13, 2027	
September 13, 2027	September 14, 2027	September 8, 2027	September 9, 2027	September 10, 2027	
THIRD					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 19, 2026	October 20, 2026	October 21, 2026	October 15, 2026	October 16, 2026	
November 16, 2026	November 17, 2026	November 18, 2026	November 19, 2026	November 20, 2026	
December 21, 2026	December 15, 2026	December 16, 2026	December 17, 2026	December 18, 2026	
January 18, 2027	January 19, 2027	January 20, 2027	January 21, 2027	January 15, 2027	Martin Luther King Jr Day
February 15, 2027	February 16, 2027	February 17, 2027	February 18, 2027	February 19, 2027	President's Day (Vesta holiday)
March 15, 2027	March 16, 2027	March 17, 2027	March 18, 2027	March 19, 2027	
April 19, 2027	April 20, 2027	April 21, 2027	April 15, 2027	April 16, 2027	
May 17, 2027	May 18, 2027	May 19, 2027	May 20, 2027	May 21, 2027	
June 21, 2027	June 15, 2027	June 16, 2027	June 17, 2027	June 18, 2027	Juneteenth Independence Day (19th)
July 19, 2027	July 20, 2027	July 21, 2027	July 15, 2027	July 16, 2027	
August 16, 2027	August 17, 2027	August 18, 2027	August 19, 2027	August 20, 2027	
September 20, 2027	September 21, 2027	September 15, 2027	September 16, 2027	September 17, 2027	
FOURTH					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 22, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 23, 2026	December 24, 2026	December 25, 2026	Xmas Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 22, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 24, 2027	March 25, 2027	March 26, 2027	Good Friday
April 26, 2027	April 27, 2027	April 28, 2027	April 22, 2027	April 23, 2027	
May 24, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 23, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 22, 2027	July 23, 2027	
August 23, 2027	August 24, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 22, 2027	September 23, 2027	September 24, 2027	
LAST					
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	
October 26, 2026	October 27, 2026	October 28, 2026	October 29, 2026	October 23, 2026	
November 23, 2026	November 24, 2026	November 25, 2026	November 26, 2026	November 27, 2026	Thanksgiving
December 28, 2026	December 22, 2026	December 30, 2026	December 31, 2026	December 25, 2026	New Year's Eve/Xmas
January 25, 2027	January 26, 2027	January 27, 2027	January 28, 2027	January 29, 2027	
February 22, 2027	February 23, 2027	February 24, 2027	February 25, 2027	February 26, 2027	
March 22, 2027	March 23, 2027	March 31, 2027	March 25, 2027	March 26, 2027	
April 26, 2027	April 27, 2027	April 28, 2027	April 29, 2027	April 30, 2027	
May 31, 2027	May 25, 2027	May 26, 2027	May 27, 2027	May 28, 2027	Memorial Day
June 28, 2027	June 22, 2027	June 30, 2027	June 24, 2027	June 25, 2027	
July 26, 2027	July 27, 2027	July 28, 2027	July 29, 2027	July 30, 2027	
August 30, 2027	August 31, 2027	August 25, 2027	August 26, 2027	August 27, 2027	
September 27, 2027	September 28, 2027	September 29, 2027	September 30, 2027	September 24, 2027	

CALENDAR REMINDERS

- **November (Even Year)** General Elections - New Supervisors assume office 2nd Tuesday after General Election
- **April** Budget Discussion (Review contracts, reserve study and capital improvement projects. Request proposals for proposed projects)
- **May** Budget Discussion (Workshop) and Approve Preliminary (high water) Budget
- **July** Set Next Year's Meeting Schedule Dates
- **August** Budget/Assessment Public Hearings & Adopt Budget



EXHIBIT 12



**Saddle Creek Preserve of Polk County
Community Development District
Goals and Objectives Annual Reporting Form
October 1, 2026 – September 30, 2027**

Performance Measures and Standards (Established August 25, 2026)

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of the Board of Supervisor meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, and publishing in local newspaper.

Standard: 100% of meetings were noticed in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure required public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐



**Saddle Creek Preserve of Polk County
Community Development District
Goals and Objectives Annual Reporting Form
October 1, 2026 – September 30, 2027**

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website in accordance with corresponding Statute.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting Minutes showing board approval and annual audit is available via the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and CDD website posted access to results in accordance with Florida Statute, and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

The Performance Measures & Standards were established by the Saddle Creek Preserve of Polk County Community Development District Board of Supervisors on August 25, 2026.

Heath Beckett, District Manager

Erica Miro Smith, Chair

The Saddle Creek Preserve of Polk County Community Development District Board of Supervisors approved the above Report of Achieved Goals and Objectives on _____.

_____, District Manager

_____, Chair



EXHIBIT 13





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





Heartland Pools
Your Commercial Cleaning, Repair and Resurfacing Company
6000 S Florida Avenue #5708
Lakeland, FL 33807
863-648-9400
info@heartlandpoolsfl.com

**Contract for Pool Cleaning Service for:
Saddle Creek Preserve
2026 Contract – Remainder of Year**

Services will include: 1 pool

- 3 x per week service (Monday/Wednesday/Friday)
- Testing and adjusting of chemicals per State and County guidelines.
- Inspection of pumps, filters, chemical feeders, automation systems and operating equipment.
- Reporting of any broken safety and/or operating equipment with proposed estimate to fix equipment.
- Tile Cleaning, Brushing and Vacuuming as needed.
- Cleaning of filter systems to keep them in optimal operating condition.
- Additional cleanup for hurricane or storm debris (beyond normal service) will be billed out at \$100/hr.
- Pool shocking, cleaning, and closing for fecal incidents on weekends or after hours will be billed out at \$150/hr. from office to office.

Monthly Investment:

- \$1,000.00/Monthly

Pricing and agreement are from January through December of the existing year (unless otherwise expressed above). Consecutive contracts will be signed each year at the beginning of the physical calendar year and be good for 12 months. The contract can be canceled with written 30-day notice by either party.

Initials Required: _____

Maintenance Log - Water chemistry must be checked every day and reported in the logbook. Heartland Pools will do this on our service days ONLY, Property management and owners must be sure this is done any other day.

CODE REFERENCE: Maintenance Log. 64E-9.004(10). Daily records must be kept for pH and disinfectant residual tested each day the pool is open for use.

Acceptance of services: _____
Signature Title

Print name Date



EXHIBIT 14



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

The Special Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on Tuesday, July 28, 2026 at 5:00 p.m., at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

Mr. Beckett called the meeting and conducted roll call.

Present and constituting a quorum were:

Vickie Davis (S1)	Board Supervisor, Assistant Secretary
Erica Miro Smith (S2)	Board Supervisor, Chair
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Kayla Pozniak (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items

THIRD ORDER OF BUSINESS:

SECURITY MATTERS

A. Discussion on District Security System Plan

1. Discussion on Pool Security Proposals

a. Nations Security - \$87,214.40/yr

b. PGS USA - \$79,977.38/yr

Supervisors discussed District security concerns and pool security proposals.

FOURTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board adjourned the meeting, for Saddle Creek Preserve of Polk County Community Development District.

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

33 **Meeting minutes were accepted by vote of the Board of Supervisors at a publicly noticed**
34 **meeting held on August 25, 2026.**

35 _____
36 Heath Beckett, Secretary

Erica Miro Smith, Chair

DRAFT



EXHIBIT 15



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

The Regular Meeting of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District was held on Tuesday, July 28, 2026 at 6:00 p.m., at Auburndale Historic Depot, 120 W Park Street, Auburndale, FL 33823. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS:

ROLL CALL

Mr. Beckett called the meeting and conducted roll call.

Present and constituting a quorum were:

Vickie Davis (S1)	Board Supervisor, Assistant Secretary
Erica Miro Smith (S2)	Board Supervisor, Chair
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Kayla Pozniak (S5)	Board Supervisor, Assistant Secretary

Also present were:

Veronica Thomas (S4)	Board of Supervisors, Vice Chair
Heath Beckett	District Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Chuck Burnite	GHS Environmental

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

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

Supervisor Miro requested five areas of sidewalk with standing water be evaluated and noted Lennar had been asked to address these areas, but had not.

B. EXHIBIT 1: Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

Mr. Burnite presented the Aquatic Maintenance Report. He advised that the blue-green algae in pond 4 causing a foul odor is being treated, as are the seasonal weeds in the dry mitigation areas. He discussed the drought's impact on the water levels and the proposed planting of native beneficial plants in the mitigation areas, and a large amount of trash being picked up during site visits – originating from trash in the streets entering the stormwater system. A proposal for increasing the time spent on trash pick-up was requested. Mr. Burnite also advised of ongoing treatment for invasives in pond 3A and 3B, and of erosion around a mitered end section near the lift station at pond 6B. Mr. Beckett will forward the information to the District Engineer.

Supervisors discussed an issue with gators in the District ponds. Mr. Beckett advised that residents should call FWC (866-392-4286) directly if they encounter an alligator that is posing a threat to people, pets or property. FWC provides a reference number which should be emailed to the District Manager, so that permission can be granted to the trapper to access District property. Residents were encouraged to submit maintenance requests via the District's website.

C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*

A representative of Fast Property Services was not present. Supervisors confirmed the proposed locations and scope of work outlined and noted the bid variations made comparison difficult. Supervisors discussed the warranty on the previously installed plants at the entrance. Consideration of the landscape proposals was postponed to the next meeting.

1. Consideration of Landscape Proposals

- a. EXHIBIT 2: Fast Property Services - Front Entrance Landscape Enhancement - \$4,527.19 – *Previously Presented*
- b. EXHIBIT 3: Fast Property Services - Main Entrance River Rock Conversion - \$3,695.00 – *Previously Presented*
- c. EXHIBIT 4: Blanco Turf & Landscaping #69413 - Two Entrances and Two Islands - \$9,500.00
- d. EXHIBIT 5: Landscape Rehab - Outside Entrances - \$20,350.00
- e. EXHIBIT 6: Trimen Landscape – Entrances - \$29,874.00
- f. EXHIBIT 7: Fast Property Services - Amenities Area Landscaping Enhancement - \$3,067.48 – *Previously Presented*
- g. EXHIBIT 8: Fast Property Services - Pool/Amenities Parking Area River Rock Conversion - \$4,650.00 – *Previously Presented*

D. EXHIBIT 9: Field Operations – *Michael Bush, Vesta District Services*

- 1. Presentation of Field Requests
- 2. EXHIBIT 10: Consideration of Pool Maintenance Service Provider (3x wk)
 - a. Cooper Pools - \$1,625.00/Month - *Previously Presented*
 - b. Heartland Pools - \$1,000.00/Month
 - c. Willis Pool Service - \$1,075.00/Month

Mr. Beckett advised of the reporting mechanism that all three vendors offer that is not available with the current vendor. He stated he did not have prior experience with Heartland Pools or Willis Pool Service. He responded to Supervisor questions regarding scope descriptions. Mr. Beckett advised that Cooper

Pools price is their best bid. In response to Supervisors questions, Ms. Rinaldi confirmed that a more detailed scope could be added to the agreement for Willis Pool Service to affirm the scope aligned with Supervisors' expectations. Supervisors discussed the cost of the new pool vendor compared to the budget line item for pool maintenance. Mr. Beckett reviewed the proposed budget for FY 2027 and the option to encumber the difference from the contingency line item. Supervisors discussed references and ratings of the presented vendors.

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro, OPPOSED by Supervisor Thomas, the Board approved Willis Pool Service to provide pool maintenance services in the amount of \$1,075.00/month subject to an updated scope of work and receipt of at least three references, and authorizing the District Manager and Chair to review and execute for Saddle Creek Preserve of Polk County Community Development District.

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, OPPOSED by Supervisor Thomas, the Board approved terminating the Vesta Pools agreement for pool maintenance services with a 30-day termination notice, for Saddle Creek Preserve of Polk County Community Development District.

3. EXHIBIT 11: Consideration of Pool Furniture Repairs/Replacement

a. Patio Furniture Repair Proposal #6713 - \$1,530.00

b. Replacement Options

Supervisors discussed the presented options and security impact on furniture damage. Mr. Beckett responded to Supervisor questions. Consideration of this item was postponed.

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

Ms. Rinaldi briefed the Board on the legislative updates

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

1. EXHIBIT 12: Adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer)

Mr. Beckett explained the resolution reflects a Vesta staffing change. (Christine Richie replacing Johanna Lee)

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-11, Designating Officers** (Updating Treasurer), for Saddle Creek Preserve of Polk County Community Development District.

2. EXHIBIT 13: Adoption of **Resolution 2026-12, Designating Signatories**

109 Mr. Beckett advised the resolution removes Johanna Lee as a signatory
110 for the District accounts and adds Christine Richie.

111 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board
112 approved adoption of **Resolution 2026-12, Designating Signatories**, for Saddle Creek Preserve of
113 Polk County Community Development District.

114 3. Consideration of Actions Related to Security Matters

115 a. Pool Security Proposals

116 i. Nations Security - \$87,214.40/yr

117 ii. PGS USA - \$79,977.38/yr

118 On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, OPPOSED by Supervisor
119 Thomas, the Board approved the pool security services vendor as discussed during the shade
120 session, for Saddle Creek Preserve of Polk County Community Development District.

121 4. Consideration of Amenity Privileges Suspension (Pindling)

122 Ms. Rinaldi reviewed the suspension notice sent to the resident and the
123 amenity rule provisions, and responded to Supervisor questions.

124 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
125 Board approved extending the Pindling amenity privileges suspension for an additional thirty (30)
126 days, for Saddle Creek Preserve of Polk County Community Development District.

127 **FOURTH ORDER OF BUSINESS: FY 2026-2027 BUDGET**

128 A. **FY 2026-2027 Budget Public Hearing**

129 1. Open Public Hearing

130 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
131 Board approved opening the Public Hearing on FY 2026-2027 Budget, for Saddle Creek Preserve
132 of Polk County Community Development District.

133 2. EXHIBIT 14: Presentation of FY 2026-2027 Budget

134 \$30,000 was added to Revenues under fund balance carried forward and
135 Amenity Security was increased by \$30,000.

136 3. Public Comments

137 In response to a comment regarding assessment increases, Mr. Beckett
138 advised there would be no increase in assessments over the current year.

139 4. Close Public Hearing

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved closing the Public Hearing on FY 2026-2027 Budget, for Saddle Creek Preserve of Polk County Community Development District.

A. EXHIBIT 15: Adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**

On a MOTION by Supervisor Pozniak, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-13, Adopting FY 2026-2027 Budget**, as amended, for Saddle Creek Preserve of Polk County Community Development District.

B. EXHIBIT 16: Adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved adoption of **Resolution 2026-14, Providing for the Collection and Enforcement of Special Assessments for FY 2026-2027**, for Saddle Creek Preserve of Polk County Community Development District.

SECOND ORDER OF BUSINESS:

SUPERVISOR REQUESTS

Supervisor Pozniak requested proposals for a new pool janitorial service vendor. Supervisors discussed their observations and their expectations per the scope outlined in the contract. Mr. Beckett will reach out to the current vendor and advise of Supervisor dissatisfaction. Supervisors discussed timing of site visits. Ms. Rinaldi advised of the scheduled seasonal site visits per the agreement.

In response to a query regarding the District collaborating with the HOA to fine residents for violating the speed limit, Ms. Rinaldi responded that the District's enforcement measures were limited to those granted by Florida Statute. Mr. Beckett will reach out to Polk County Sheriff's office regarding whether a traffic agreement is required in order to provide traffic enforcement on District-maintained roads. Discussion followed on the radar speed signs.

In response to a query regarding Frontier's site plan, Ms. Rinaldi advised that she had not been contacted.

CONSENT AGEND

A. EXHIBIT 17: Approval of the Minutes of the Board of Supervisors Regular Meeting Held June 23, 2026

B. EXHIBIT 18: Acceptance of the Audited FY 2025 Financial Statements

C. EXHIBIT 19: Acceptance of the Unaudited June 2026 Financial Statements

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

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS

In response to comments regarding overnight street parking and lack of visibility from the towing vendor, Supervisor Davis advised that she had seen the towing company within the community yesterday. Mr. Beckett was asked to reach out to the towing vendor to adjust his patrol hours.

In response to a query regarding trees blocking sidewalks, Supervisors recommended reaching out to the HOA to enforce their rules, regulations and conditions.

FOURTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

The next Saddle Creek Preserve of Polk County Community Development District meeting is scheduled for 6:00 p.m. on August 25, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

All Supervisors affirmed their intent to attend the next meeting in person.

In response to a Supervisor question regarding the November meeting, Mr. Beckett advised that the meeting schedule would be reviewed at the next meeting.

FIFTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY

District Manager

- Ask District Engineer to evaluate erosion around MES on 6B
- Confirm FWC gator reporting procedure
- Check with Polk County re: whether traffic agreement required
- Move speed limit sign back further on Old Mining.
- Adjust flashing speed signs
- Request towing company to roam morning and evening.

SIXTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:59 p.m., for Saddle Creek Preserve of Polk County Community Development District.

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

Meeting minutes were approved by vote of the Board of Supervisors at a publicly noticed meeting held on August 25, 2026.

Heath Beckett, Secretary

Erica Miro Smith, Chair

EXHIBIT 16



Saddle Creek Preserve
Community Development District

Financial Statements - Unaudited

July 31, 2026



Saddle Creek Preserve CDD
Balance Sheet
July 31, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Total
<u>Assets:</u>						
Operating Account - BU	\$ 90,900	\$ -	\$ -	\$ -	\$ -	\$ 90,900
Money Market - BU	649,350	-	-	-	-	649,350
State Board Assessment	-	160,735	-	-	-	160,735
Investments:						
Revenue Trust Fund	-	-	172,216	258,778	-	430,994
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	-	3,271	3,008	-	12,749
Prepaid Items	2,144	-	-	-	-	2,144
Total Assets:	748,864	224,208	332,237	405,612	2	\$ 1,710,923
<u>Liabilities:</u>						
Accounts Payable	2,734	-	-	-	-	\$ 2,734
Due to Other Funds	6,279	-	3,372	3,098	-	12,749
Deferred Revenue - On Roll	-	63,473	-	-	-	63,473
Total Liabilities:	9,013	63,473	3,372	3,098	-	\$ 78,956
<u>Fund Balance:</u>						
Nonspendable	2,144	-	-	-	-	2,144
Assigned	-	160,735	-	-	-	160,735
Restricted	-	-	328,864	402,514	2	731,381
Unassigned	737,708	-	-	-	-	737,708
Total Liabilities & Fund Balance:	748,864	224,208	332,237	405,612	2	\$ 1,710,923

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

	FY2026 Adopted Budget	FY2026 Actual JULY	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ 12	\$ 607,013	\$ 2,470	100.41%
Interest	4,108	1,847	23,357	19,249	568.58%
Miscellaneous	-	-	287	287	-
Total Revenue	\$ 608,651	\$ 1,860	\$ 630,658	\$ 22,007	103.62%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	800	5,200	(6,800)	43.33%
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	4,167	(1,565)	72.69%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	3,867	41,867	16,867	167.47%
Audit Fees	7,500	-	4,600	(2,900)	61.33%
Trustee Fees	8,890	-	7,230	(1,660)	81.33%
Management Fees	46,350	3,667	22,667	(23,683)	48.90%
Information Technology	1,947	125	1,250	(697)	64.20%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	78	1,454	954	290.86%
Insurance	6,777	-	-	(6,777)	0.00%
Copies	500	-	-	(500)	0.00%
Legal Advertisements	3,000	212	798	(2,202)	26.62%
Other Current Charges	1,000	164	371	(629)	37.09%
Office Supplies	100	-	-	(100)	0.00%
Dues, Licenses and Subscriptions	175	-	175	-	100.00%
Total General Administrative	145,698	9,329	99,468	(46,230)	68.27%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	14,167	(3,889)	78.46%
Landscape Maintenance	117,400	6,900	69,000	(48,400)	58.77%
Landscape Replacement	25,000	-	25,423	423	101.69%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	1,540	14,360	(3,820)	78.99%
Streetlights	40,000	3,269	32,995	(7,005)	82.49%
Electric	5,500	193	1,853	(3,647)	33.68%
Water & Sewer	1,500	108	2,606	1,106	173.76%
Sidewalk & Asphalt Maintenance	2,500	-	-	(2,500)	0.00%
Irrigation Repairs	7,500	-	1,170	(6,330)	15.60%
Lift Station Maintenance	15,000	350	2,800	(12,200)	18.67%
General Repairs & Maintenance	12,000	-	1,420	(10,580)	11.83%
Contingency	7,000	-	7,239	239	103.41%
Total Field	291,836	13,776	191,976	(99,860)	65.78%
Amenity					
Amenity Electric	14,400	554	7,022	(7,378)	48.76%
Amenity Water	5,000	75	1,587	(3,413)	31.73%
Internet	1,650	170	1,520	(130)	92.12%
Pest Control	1,520	126	1,218	(302)	80.13%
Janitorial Services	14,000	685	6,830	(7,170)	48.79%
Security Services	30,000	513	1,683	(28,317)	5.61%
Pool Maintenance	19,200	1,421	15,754	(3,446)	82.05%
Amenity Repairs & Maintenance	12,000	1,443	8,364	(3,636)	69.70%
Amenity Management	10,300	750	7,500	(2,800)	72.82%

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

	FY2026 Adopted Budget	FY2026 Actual JULY	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Amenity Center Operations	108,070	5,737	51,478	(56,592)	47.63%
Total Operations & Maintenance	399,906	19,513	342,922	(156,452)	85.75%
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	28,842	353,898	(286,826)	59.12%
Revenues Over/(Under) Expenditures	\$ 9,999	\$ (26,982)	\$ 276,760	\$ 308,833	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-	
FUND BALANCE BEGINNING			463,092		
Net Changes in fund balance			276,760	308,833	
FUND BALANCE, ENDING			\$ 739,852	\$ 308,833	

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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 5,166	\$ 3,524	-
Assessments	-	-	-	-
Total Revenue	\$ -	\$ 5,166	\$ 3,524	0.00%
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	-	-	-	-
Revenues Over/(Under) Expenditures	-	5,166	-	-
OTHER FINANCING SOURCES/(USES)				
Transfers In	53,048	-	(53,048)	0.00%
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	53,048	-	(53,048)	0.00%
FUND BALANCE BEGINNING	63,473	155,569		
Net Changes in fund balance	53,048	5,166	(53,048)	
FUND BALANCE, ENDING	\$ 116,521	\$ 160,735	\$ (53,048)	



Saddle Creek Preserve CDD
Debt Service Series 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 314,781	\$ 1,281	100.41%
Interest	4,974	9,223	4,249	185.43%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 324,004	\$ (148,650)	68.55%
Expenditures				
Interest Expense				
December 15, 2025	95,450	95,450	-	100.00%
June 15, 2026	95,450	95,450	-	100.00%
Principal Retirement				-
June 1, 2026	120,000	120,000	-	100.00%
December 1, 2026	-	-	-	-
Total Expenditures	310,900	310,900	-	100.00%
Revenues Over/(Under) Expenditures	161,754	13,104		8.10%
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	13,104	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 328,864	\$ 12,930	



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 July 31, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 289,479	1,178	100.41%
Interest	5,369	9,444	4,075	175.90%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	\$ 528,923	\$ 298,923	\$ (230,000)	56.52%
Expenditures				
Interest Expense				
December 1, 2025	85,920	85,920	-	100.00%
June 1, 2025	87,364	84,411	(2,953)	96.62%
Principal Retirement				
December 1, 2025	115,000	115,000	-	100.00%
Total Expenditures	288,284	285,331	(2,953)	2.97
Revenues Over/(Under) Expenditures	240,639	13,593	(227,046)	5.65%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	-	388,921	-	
Net Changes in fund balance	240,639	13,593	(227,046)	
FUND BALANCE, ENDING	\$ 240,639	\$ 402,514	\$ (227,046)	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through July 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						
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 Auburndale	Water Billing 10/1/25 - 10/31/25		222.69	207,253.11
11/19/2025			Deposit	1,600.00		208,853.11
11/21/2025	2025	FLORIDA DEPT OF ECONOMIC OPPORTUNITY	FY 2025/2026 Special District Fee Invoice/Update Form		175.00	208,678.11



11/21/2025	112125ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	61.50	208,616.61
11/21/2025	112125ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	82.74	208,533.87
11/21/2025	112125ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	64.64	208,469.23
11/21/2025	112125ACH5	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	206,626.21
11/21/2025	112125ACH4	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,616.90	205,009.31
11/21/2025	112125ACH7	Lakeland Electric	4347 TROTTERS WY # REC	530.59	204,478.72
11/21/2025	112125ACH6	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.20	204,452.52
11/25/2025	112525ACH2	City of Auburndale	Water Billing 10/1/25 - 10/31/25	33.04	204,419.48
11/25/2025	112525ACH1	City of Auburndale	Water Billing 10/1/25 - 10/31/25	156.07	204,263.41
11/25/2025	200054	Vesta Property Services	Invoice: 429384 (Reference: Pool Supplies.)	472.10	203,791.31
11/25/2025	200055	Vesta District Services	Invoice: 429445 (Reference: Billable Expenses - Oct 2025.)	2,181.52	201,609.79
11/25/2025	200056	Kilinski Van Wyk PLLC	Invoice: 13549 (Reference: General Counsel Oct 25.)	4,843.39	196,766.40
11/25/2025	200057	Landmark Engineering & Surveying Corp	Invoice: 2210014-58 (Reference: Engineering Services.)	550.00	196,216.40
11/30/2025			BU - month end balance	1,754.20	21,355.22
12/02/2025	200058	GHS Environmental	Invoice: 2025-703 (Reference: Aquatic Weed Control.)	3,080.00	193,136.40
12/02/2025	200059	Vesta Property Services	Invoice: 2025-746 (Reference: Aquatic We...	1,300.00	191,836.40
12/03/2025	2026	Fast Property Services, LLC	Invoice: 429674 (Reference: Pool Service Dec 25.)	10,650.00	181,186.40
12/04/2025	200060	All American Lawn & Tree Specialist, LLC	Invoice: 46949 (Reference: Pest Control.)	120.00	181,066.40
12/08/2025	120825ACH1	Spectrum	4347 Trotters Way 11/18/25 - 12/17/25	150.00	180,916.40
12/09/2025	2027	Abby M. Morrobell	BOS Meeting 11/25/25	200.00	180,716.40
12/09/2025	2028	Angela M. Martinez	BOS Meeting 11/25/25	200.00	180,516.40
12/09/2025	2029	Erica F. Miro Smith	BOS Meeting 11/25/25	200.00	180,316.40
12/09/2025	2030	Veronica L. Thomas	BOS Meeting 11/25/25	200.00	180,116.40
12/11/2025	200061	Complete IT Corp	Invoice: 18545 (Reference: 50% Deposit Install Access Control and Cameras.)	5,488.00	174,628.40
12/15/2025	200062	Vesta District Services	Invoice: 429999 (Reference: Management Fees Dec 25.)	4,625.00	170,003.40
12/16/2025	121625ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,489.40	168,514.00
12/16/2025	121625ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.30	168,486.70
12/16/2025	121625ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	74.70	168,412.00
12/16/2025	121625ACH4	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	166,568.98
12/16/2025	121625ACH5	Lakeland Electric	4347 TROTTERS WY # REC	626.04	165,942.94
12/16/2025	121625ACH6	Lakeland Electric	4515 Saddle Creek Road # SWP-1	88.21	165,854.73
12/16/2025	121625ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.60	165,791.13
12/18/2025	200063	Clean Star Services of Central FL	Invoice: 15583 (Reference: Monthly Cleaning Services July 25.)	3,425.00	162,366.13
12/19/2025	200064	Kilinski Van Wyk PLLC	Invoice: 13784 (Reference: Legal Services Nov 25.)	5,199.87	157,166.26
12/19/2025	200065	Business Observer, Inc.	Invoice: 25-01921K (Reference: Legal Advertising.)	70.00	157,096.26
12/22/2025	200066	Fast Property Services, LLC	Invoice: FSP-2703-a (Reference: Mulch replacement.)	3,525.00	153,571.26
12/24/2025	122425ACH1	City of Auburndale	Invoice: FSP-2703 (Reference: Fence Repai...	74.62	153,496.64
12/24/2025	122425ACH2	City of Auburndale	Water Billing 11/1/25 - 11/30/25	33.04	153,463.60
12/24/2025	122425ACH3	City of Auburndale	Water Billing 11/1/25 - 11/30/25	231.81	153,231.79
12/29/2025	200067	Clean Star Services of Central FL	Invoice: 16908 (Reference: Cleaning, Trash & Pet Stations Dec 25.)	685.00	152,546.79
12/29/2025	200068	Alphagraphics Tampa Print	Invoice: 253085 (Reference: Mailings.)	873.02	151,673.77
12/29/2025	200069	Business Observer, Inc.	Invoice: 25-01974K (Reference: Legal Advertising.)	111.56	151,562.21
12/30/2025	2031	Abby M. Morrobell	Christmas Decorations	759.74	150,802.47
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	143,902.47
01/06/2026	200071	Vesta Property Services	Invoice: 430186 (Reference: Monthly Pool Service Jan 26.)	1,300.00	142,602.47
01/07/2026	2032	US Bank	Trustee Fees Series 2020 11/1/25 -10/31/26	4,444.69	138,157.78
01/07/2026	010726ACH1	Spectrum	4347 Trotters Way 12/18/25 - 1/17/26	150.00	138,007.78
01/09/2026	200072	Vesta District Services	Invoice: 430317 (Reference: Management Fees Jan 26.)	4,625.00	133,382.78
01/09/2026	200073	Vesta Property Services	Invoice: 430429 (Reference: Pool Service Nov & Dec 25.)	105.96	133,276.82

01/09/2026	200074	All American Lawn & Tree Specialist, LLC	Invoice: 47578 (Reference: Pest Control.)	120.00	133,156.82
01/15/2026	200075	Vesta District Services	Invoice: 430405 (Reference: Billable Expenses - Dec 2025.)	901.33	132,255.49
01/20/2026	200076	Kilinski Van Wyk PLLC	Invoice: 14002 (Reference: Legal Services Dec 25.)	2,049.50	130,205.99
01/20/2026	200077	GHS Environmental	Invoice: 2026-138 (Reference: Aquatic Weed Control Dec 25.)	1,540.00	128,665.99
01/20/2026	200078	Landmark Engineering & Surveying Corp	Invoice: 2210014-59 (Reference: Engineering Services Dec 25.)	247.50	128,418.49
01/20/2026	012026ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,843.02	126,575.47
01/20/2026	012026ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	87.62	126,487.85
01/20/2026	012026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,465.03	125,022.82
01/20/2026	012026ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	63.62	124,959.20
01/20/2026	012026ACH5	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	26.51	124,932.69
01/20/2026	012026ACH6	Lakeland Electric	4347 TROTTERS WY # REC	635.27	124,297.42
01/20/2026	012026ACH7	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	70.98	124,226.44
01/22/2026	012226ACH1	City of Auburndale	Water Billing 12/1/25 - 12/31/25	69.87	124,156.57
01/22/2026	012226ACH2	City of Auburndale	Water Billing 12/1/25 - 12/31/25	33.04	124,123.53
01/22/2026	012226ACH3	City of Auburndale	Water Billing 12/1/25 - 12/31/25	141.53	123,982.00
01/28/2026	200079	Joe G. Tedder, Tax Collector	Invoice: 220 (Reference: Reimbursement of Postage Expense.)	199.00	123,783.00
01/28/2026	200080	Vesta District Services	Invoice: 429887 (Reference: Billable Expenses - Nov 2025.)	289.99	123,493.01
01/29/2026	200081	Clean Star Services of Central FL	Invoice: 17154 (Reference: Cleaning & Trash Services Jan 26.)	675.00	122,818.01
01/29/2026	200082	GHS Environmental	Invoice: 2026-170 (Reference: Aquatic Weed Control Jan 26.)	1,540.00	121,278.01
01/31/2026			BU - month end balance	-	\$ 121,278.01
02/02/2026	2033	Abby M. Morrobell	BOS Meeting 1/27/26	200.00	121,078.01
02/02/2026	2034	Angela M. Martinez	BOS Meeting 1/27/26	200.00	120,878.01
02/02/2026	2035	Erica F. Miro Smith	BOS Meeting 1/27/26	200.00	120,678.01
02/02/2026	2036	Veronica L. Thomas	BOS Meeting 1/27/26	200.00	120,478.01
02/04/2026	200083	Current Demands Electrical & Security	Invoice: 112903 (Reference: Camera Installation.)	205.00	120,273.01
02/04/2026	200084	Vesta District Services	Invoice: 430662 (Reference: Management Fees Feb 26.)	4,625.00	115,648.01
02/04/2026	200085	Vesta Property Services	Invoice: 430753 (Reference: Pool Service Feb 26.)	1,300.00	114,348.01
02/05/2026	200086	All American Lawn & Tree Specialist, LLC	Invoice: 48184 (Reference: Pest Prevention Service FEB26.)	120.00	114,228.01
02/09/2026	020926ACH1	Spectrum	4347 Trotters Way 1/18/26 - 2/17/26	150.00	114,078.01
02/09/2026	200087	Fast Property Services, LLC	Invoice: FSP-4013 (Reference: Fallen Tree Removal.) Invoice: FSP-4751 (Reference: Fallen Tree...	8,730.00	105,348.01
02/09/2026	200088	Vesta Property Services	Invoice: 430921 (Reference: Pool Maintenance.)	242.76	105,105.25
02/10/2026	200089	Romaner Graphics	Invoice: 22992 (Reference: Stop Sign Installation.)	525.00	104,580.25
02/11/2026	200090	Business Observer, Inc.	Invoice: 26-00201K (Reference: Legal Advertising.)	74.38	104,505.87
02/13/2026	021326ACH3	Lakeland Electric	4347 TROTTERS WY # REC	680.74	103,825.13
02/13/2026	021326ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.19	103,797.94
02/13/2026	021326ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,444.34	102,353.60
02/17/2026	021726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,846.25	100,507.35
02/17/2026	200091	Vesta District Services	Invoice: 430888 (Reference: Billable Expenses - Jan 2026.)	200.58	100,306.77
02/18/2026	200092	Landmark Engineering & Surveying Corp	Invoice: 2210014-60 (Reference: Engineering Services Jan 26.)	275.00	100,031.77
02/18/2026	021826ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	91.00	99,940.77
02/18/2026	021826ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	65.62	99,875.15
02/18/2026	021826ACH3	Lakeland Electric	4515 Saddle Creek Road # SWP-1	93.45	99,781.70
02/23/2026	200093	Kilinski Van Wyk PLLC	Invoice: 14253 (Reference: General Services Jan 26.)	6,215.05	93,566.65
02/23/2026	200094	GHS Environmental	Invoice: 2026-184 (Reference: Vegetation Clearing.)	500.00	93,066.65
02/24/2026	200095	Hanley Pools LLC	Invoice: 1311 (Reference: Reserve Battery for ADA chair.)	686.00	92,380.65
02/24/2026	022426ACH1	City of Auburndale	Water Billing 12/18/25 - 1/21/26	29.26	92,351.39
02/24/2026	022426ACH2	City of Auburndale	Water Billing 12/18/25 - 1/21/26	195.56	92,155.83
02/24/2026	022426ACH3	City of Auburndale	Water Billing 12/28/26 - 1/21/26	155.78	92,000.05
02/26/2026	200096	Clean Star Services of Central FL	Invoice: 17405 (Reference: Trash Service Feb 26.)	675.00	91,325.05
02/27/2026	200097	Fast Property Services, LLC	Invoice: FSP-4016 (Reference: River Rock Installation - 50% Deposit.)	5,422.00	85,903.05

02/28/2026			BU - month end balance	-	35,374.96	\$ 85,903.05
03/02/2026	200098	Fast Property Services, LLC	Invoice: FSP-4513 (Reference: Landscape Maintenance Feb 26.)		6,900.00	79,003.05
03/02/2026	200099	Vesta District Services	Invoice: 431107 (Reference: Management Fees March 26.)		4,625.00	74,378.05
03/03/2026	200100	Vesta Property Services	Invoice: 431185 (Reference: Pool Services March 26.)		1,300.00	73,078.05
03/04/2026	2037	Angela M. Martinez	BOS Meeting 2/24/26		200.00	72,878.05
03/04/2026	2038	Erica F. Miro Smith	BOS Meeting 2/24/26		200.00	72,678.05
03/04/2026	2039	Veronica L. Thomas	BOS Meeting 2/24/26		200.00	72,478.05
03/05/2026	200101	All American Lawn & Tree Specialist, LLC	Invoice: 48850 (Reference: Pest Control Mar 26.)		120.00	72,358.05
03/09/2026	030926ACH1	Spectrum	4347 Trotters Way 2/18/26 - 3/17/26		150.00	72,208.05
03/09/2026	200102	Vesta Property Services	Invoice: 431376 (Reference: Pool Service Feb 26.)		236.99	71,971.06
03/11/2026	200103	Vesta District Services	Invoice: 431345 (Reference: Billable Expenses - Feb 2026.)		331.81	71,639.25
03/16/2026	031626ACH1	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP		27.23	71,612.02
03/16/2026	031626ACH2	Lakeland Electric	4347 TROTTERS WY # REC		673.81	70,938.21
03/17/2026	200104	Starboard A/C, Inc.	Invoice: i16840 (Reference: AC Service call.)		700.00	70,238.21
03/17/2026	200105	Averett Septic Tanks	Invoice: i280174 (Reference: Lift station service call.) Invoice: i280175 (Reference: Lift st...		225.00	70,013.21
03/18/2026	200106	Averett Septic Tanks	Invoice: i280173 (Reference: Lift station service call.)		125.00	69,888.21
03/18/2026	200107	Landmark Engineering & Surveying Corp	Invoice: 2210014-61 (Reference: Engineering Services Feb 26.)		852.50	69,035.71
03/19/2026	031926ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR		1,408.82	67,626.89
03/19/2026	031926ACH2	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1		1,846.25	65,780.64
03/23/2026	200108	Kilinski Van Wyk PLLC	Invoice: 14466 (Reference: Legal Services Feb 26.)		5,054.65	60,725.99
03/23/2026	032326ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1		93.47	60,632.52
03/23/2026	032326ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3		70.92	60,561.60
03/23/2026	032326ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		67.07	60,494.53
03/24/2026	032426ACH1	City of Auburndale	Water Billing 1/21/26 - 2/18/26		42.55	60,451.98
03/24/2026	032426ACH2	City of Auburndale	Water Billing 1/21/26 - 2/19/26		146.28	60,305.70
03/24/2026	032426ACH3	City of Auburndale	Water Billing 1/21/26 - 2/19/26		242.60	60,063.10
03/26/2026	200109	Clean Star Services of Central FL	Invoice: 17662 (Reference: Trash & Pet Waste Collection Mar 26.)		675.00	59,388.10
03/26/2026	200110	Fast Property Services, LLC	Invoice: FSP-4312 (Reference: Landscape Maintenance Mar 26.)		6,900.00	52,488.10
03/26/2026	200111	GHS Environmental	Invoice: 2026-218 (Reference: Aquatic Weed Control Feb 26.)		1,540.00	50,948.10
03/31/2026			BU - month end balance	-	34,954.95	\$ 50,948.10
04/06/2026	200112	Vesta Property Services	Invoice: 431687 (Reference: Pool Service Apr 26.) Invoice: WC349 (Reference: Stenner Pump Rep...		1,375.00	49,573.10
04/06/2026	200113	Vesta District Services	Invoice: 431788 (Reference: Management Fees Apr 26.)		4,625.00	44,948.10
04/06/2026			Funds Transfer	50,000.00		94,948.10
04/07/2026	040726ACH1	Spectrum	4347 Trotters Way 3/18/26 - 4/17/26		150.00	94,798.10
04/10/2026			Funds Transfer	650,000.00		744,798.10
04/10/2026	2040	US Bank			599,607.79	145,190.31
04/10/2026	200114	Vesta Property Services	Invoice: 431983 (Reference: Pool Maintenance Mar 26.)		440.84	144,749.47
04/10/2026	200115	All American Lawn & Tree Specialist, LLC	Invoice: 49469 (Reference: Pest Control.)		120.00	144,629.47
04/10/2026	200116	Business Observer, Inc.	Invoice: 26-00672K (Reference: Legal Advertising.)		67.81	144,561.66
04/13/2026	041326ACH1	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP		26.78	144,534.88
04/13/2026	041326ACH2	Lakeland Electric	4347 TROTTERS WY # REC		558.59	143,976.29
04/16/2026	200117	Averett Septic Tanks	Invoice: i281360 (Reference: Lift station service call.) Invoice: i281358 (Reference: Service...		625.00	143,351.29
04/16/2026	200118	Vesta District Services	Invoice: 431919 (Reference: Billable Expenses - Mar 2026.)		3,588.50	139,762.79
04/16/2026	041626ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR		1,405.88	138,356.91
04/17/2026	200119	Landmark Engineering & Surveying Corp	Invoice: 2210014-62 (Reference: Engineering Services Mar 26.)		137.50	138,219.41
04/17/2026	041726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1		1,846.25	136,373.16
04/20/2026	042026ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1		86.04	136,287.12
04/20/2026	042026ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3		66.59	136,220.53
04/20/2026	042026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		59.23	136,161.30
04/21/2026	2041	US Bank	Trustee Fees Series 2022 3/1/26 - 2/28/27		4,256.13	131,905.17



04/22/2026			Deposit	30.00		131,935.17
04/22/2026	200120	Fast Property Services, LLC	Invoice: FSP-4755 (Reference: Landscape Maintenance Apr 26.) Invoice: FSP-4746 (Reference: Po...		12,322.00	119,613.17
04/22/2026	200121	Averett Septic Tanks	Invoice: i281692 (Reference: Lift station service call.)		200.00	119,413.17
04/22/2026	200122	Kilinski Van Wyk PLLC	Invoice: 14710 (Reference: Legal Services Mar 26.)		6,628.97	112,784.20
04/22/2026	042226ACH1	City of Auburndale	Water Billing 2/18/26 - 3/20/26		33.04	112,751.16
04/22/2026	042226ACH2	City of Auburndale	Water Billing 2/18/26 - 3/20/26		88.88	112,662.28
04/22/2026	042226ACH3	City of Auburndale	Water Billing 2/18/26 - 3/20/26		127.27	112,535.01
04/29/2026	200123	GHS Environmental	Invoice: 2026-298 (Reference: Aquatic Weed Control Mar 26.)		1,540.00	110,995.01
04/30/2026			BU - month end balance	700,030.00	639,983.09	\$ 110,995.01
05/05/2026	200124	Clean Star Services of Central FL	Invoice: 17918 (Reference: Cleaning, Trash & Pet Stations Apr 26.)		695.00	110,300.01
05/05/2026	200125	GHS Environmental	Invoice: 2026-344 (Reference: Monthly Weed Control April 26.)		1,540.00	108,760.01
05/05/2026	200126	Fast Property Services, LLC	Invoice: FSP-4707 (Reference: Dead Tree Removal.)		250.00	108,510.01
05/05/2026	200127	Vesta Property Services	Invoice: 432203 (Reference: Monthly Pool Service May 26.)		1,300.00	107,210.01
05/07/2026	0560726ACH1	Spectrum	4347 Trotters Way 4/18/26 - 5/17/26		150.00	107,060.01
05/11/2026	200128	All American Lawn & Tree Specialist, LLC	Invoice: 50087 (Reference: Pest Control.)		126.00	106,934.01
05/11/2026	200129	Averett Septic Tanks	Invoice: i282181 (Reference: Lift Station Service call.)		200.00	106,734.01
05/11/2026	200130	Vesta Property Services	Invoice: 432352 (Reference: Pool chemicals.)		119.95	106,614.06
05/12/2026	200131	Vesta District Services	Invoice: 432481 (Reference: Management Fees May 26.)		4,625.00	101,989.06
05/12/2026	200132	Vesta Property Services	Invoice: WC368 (Reference: Service Call for Broken handicap chair.)		200.00	101,789.06
05/14/2026	200133	Erica F. Miro Smith	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)		200.00	101,589.06
05/14/2026	200134	Veronica L. Thomas	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)		200.00	101,389.06
05/14/2026	200135	Angela M. Martinez	Invoice: 042826 BOS (Reference: BOS Meeting 4/28/26.)		200.00	101,189.06
05/14/2026	200136	Hanley Pools LLC	Invoice: 1475 (Reference: Repair ADH chair.)		225.00	100,964.06
05/14/2026	051426ACH1	Lakeland Electric	4347 TROTTERS WY # REC		723.53	100,240.53
05/14/2026	051426ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP		29.17	100,211.36
05/14/2026	051426ACH3	Lakeland Electric	4515 SADDLE CREEK RD # ENTR		1,420.48	98,790.88
05/18/2026	051826ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1		1,858.52	96,932.36
05/18/2026			Deposit	75.00		97,007.36
05/19/2026	051926ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		70.31	96,937.05
05/19/2026	051926ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3		91.42	96,845.63
05/19/2026	051926ACH3	Lakeland Electric	4515 Saddle Creek Road # SWP-1		100.42	96,745.21
05/19/2026	200137	Averett Septic Tanks	Invoice: i282615 (Reference: Lift station service call.) Invoice: i282617 (Reference: Lift St...		350.00	96,395.21
05/19/2026	200138	Kilinski Van Wyk PLLC	Invoice: 14977 (Reference: Legal Services Apr 26.)		4,583.86	91,811.35
05/19/2026	200139	Vesta District Services	Invoice: 432431 (Reference: Billable Expenses - Apr 2026.)		14.90	91,796.45
05/21/2026	200140	Complete IT Corp	Invoice: 18546 (Reference: Access control and Cameras.) Invoice: 20086 (Reference: IT Securit...		5,940.00	85,856.45
05/22/2026	052226ACH1	City of Auburndale	Water Billing 3/20/26 - 4/20/26		103.51	85,752.94
05/22/2026	052226ACH2	City of Auburndale	Water Billing 3/20/26 - 4/20/26		33.04	85,719.90
05/22/2026	052226ACH3	City of Auburndale	Water Billing 3/20/26 - 4/20/26		84.13	85,635.77
05/26/2026	200141	Business Observer, Inc.	Invoice: 26-00968K (Reference: Legal Advertising.)		48.13	85,587.64
05/27/2026	052726ACH1	Florida Department of Health	2026 Pool Permit		280.35	85,307.29
05/29/2026	200142	Clean Star Services of Central FL	Invoice: 18177 (Reference: Trash & Pet Waste Collection May 26.)		695.00	84,612.29
05/29/2026	200143	Veronica L. Thomas	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)		200.00	84,412.29
05/29/2026	200144	Angela M. Martinez	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)		200.00	84,212.29
05/29/2026	200145	Fast Property Services, LLC	Invoice: FSP-4756 () Invoice: FSP-4757 (Reference: Stone binder application.)		7,684.00	76,528.29
05/29/2026	200146	Kayla Pozniak	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)		200.00	76,328.29
05/29/2026	200147	Erica F. Miro Smith	Invoice: 052626 BOS Mtg (Reference: BOS Meeting 5/26/26.)		200.00	76,128.29
05/31/2026			BU - month end balance	75.00	34,941.72	\$ 76,128.29
06/03/2026	200148	Grau and Associates	Invoice: 29684 (Reference: Audit Services thru September 2025.)		4,600.00	71,528.29
06/03/2026	200149	Complete IT Corp	Invoice: 20305 (Reference: Security Services.)		513.00	71,015.29
06/03/2026	200150	Vesta Property Services	Invoice: 432665 (Reference: Pool Service June 26.)		1,300.00	69,715.29

06/08/2026	060826ACH1	Spectrum	4347 Trotters Way 5/18/26 - 6/17/26	150.00	69,565.29
06/09/2026	200151	All American Lawn & Tree Specialist, LLC	Invoice: 50729 (Reference: Pest Control.)	126.00	69,439.29
06/09/2026	200152	Vesta Property Services	Invoice: 432858 (Reference: Pool Chemicals.) Invoice: WC370 (Reference: Pool Rocks and clean ...	644.92	68,794.37
06/09/2026	200153	Vesta District Services	Invoice: 432897 (Reference: Billable Expenses - May 2026.)	35.99	68,758.38
06/09/2026	200154	GHS Environmental	Invoice: 2026-423 (Reference: Aquatic Weed Control May 26.)	1,540.00	67,218.38
06/11/2026	200155	Vesta District Services	Invoice: 433047 (Reference: Management Fees June 26.)	6,375.00	60,843.38
06/15/2026	061526ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,419.32	59,424.06
06/15/2026	061526ACH2	Lakeland Electric	4347 TROTTERS WY # REC	678.94	58,745.12
06/15/2026	061526ACH3	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.58	58,717.54
06/15/2026			Deposit	45.00	58,762.54
06/15/2026	200156	Fast Property Services, LLC	Invoice: FSP-4711 (Reference: Irrigation Repairs.) Invoice: FSP-4710 (Reference: Tree Removal...	1,480.00	57,282.54
06/18/2026	061826ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1	97.53	57,185.01
06/18/2026	061826ACH2	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,858.52	55,326.49
06/18/2026	061826ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	88.95	55,237.54
06/18/2026	061826ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	66.28	55,171.26
06/18/2026			Funds Transfer	30,000.00	85,171.26
06/18/2026	200157	Averett Septic Tanks	Invoice: i283549 (Reference: Lift station service call.) Invoice: i283548 (Reference: Lift st...	350.00	84,821.26
06/18/2026	200158	Tampa Swap LLC	Invoice: INV-0007 (Reference: Sign Installation.)	875.00	83,946.26
06/22/2026	200159	Kilinski Van Wyk PLLC	Invoice: 15222 (Reference: Legal Services May 26.)	3,424.48	80,521.78
06/24/2026	062426ACH1	City of Auburndale	Water Billing 3/20/26 - 4/20/26	250.82	80,270.96
06/24/2026	062426ACH2	City of Auburndale	Water Billing 4/20/26 - 5/20/26	632.00	79,638.96
06/24/2026	062426ACH3	City of Auburndale	Water Billing 4/20/26 - 5/20/26	33.04	79,605.92
06/26/2026	200160	Hanley Pools LLC	Invoice: 1567 (Reference: ADA chair repair- Changed 36 - 13? x 24? DE grids.)	2,505.00	77,100.92
06/26/2026	200161	Fast Property Services, LLC	Invoice: FSP-4757-1 (Reference: Jun26 General Lawn Maintenance.)	6,900.00	70,200.92
06/30/2026			BU - month end balance	30,045.00	35,972.37 \$ 70,200.92
07/02/2026	200162	Clean Star Services of Central FL	Invoice: 18438 (Reference: Trash & Pet Waste Collection June 26.)	675.00	69,525.92
07/02/2026	200163	Complete IT Corp	Invoice: 20629 (Reference: Security Services.)	513.00	69,012.92
07/02/2026	200164	Vesta District Services	Invoice: 433154 (Reference: Management Fees July 26.)	6,375.00	62,637.92
07/06/2026			Funds Transfer	50,000.00	112,637.92
07/06/2026	200165	Vesta Property Services	Invoice: 433235 (Reference: Pool Service July 26.)	1,352.00	111,285.92
07/07/2026	070726ACH1	Spectrum	4347 Trotters Way 6/18/26 - 7/17/26	150.00	111,135.92
07/07/2026	200166	Vesta Property Services	Invoice: WC384 (Reference: Pool Chemicals.)	30.30	111,105.62
07/07/2026	200167	Business Observer, Inc.	Invoice: 26-01305K (Reference: Legal Advertising.)	140.00	110,965.62
07/07/2026	200168	Veronica L. Thomas	Invoice: 062326 BOS (Reference: BOS Meeting 6/23/26.)	200.00	110,765.62
07/07/2026	200169	All American Lawn & Tree Specialist, LLC	Invoice: 508 (Reference: Pest Control July 26.)	126.00	110,639.62
07/07/2026	200170	Erica F. Miro Smith	Invoice: 062326 BOS (Reference: BOS Meeting 6/23/26.)	200.00	110,439.62
07/07/2026	200171	Kayla Pozniak	Invoice: 062326 BOS (Reference: BOS Meeting 6/23/26.)	200.00	110,239.62
07/07/2026	200172	Angela M. Martinez	Invoice: 062326 BOS (Reference: BOS Meeting 6/23/26.)	200.00	110,039.62
07/08/2026	200173	Tampa Swap LLC	Invoice: 070726- (Reference: Repairs.)	975.00	109,064.62
07/10/2026	200174	Averett Septic Tanks	Invoice: i284328 (Reference: Lift station service call.) Invoice: i284329 (Reference: Lift st...	350.00	108,714.62
07/13/2026	200175	Business Observer, Inc.	Invoice: 26-01370K (Reference: Legal Advertising.)	72.19	108,642.43
07/13/2026	200176	Vesta Property Services	Invoice: 433504 (Reference: Pool Supplies.)	59.25	108,583.18
07/14/2026	071426ACH1	Lakeland Electric	4347 TROTTERS WY # REC	651.83	107,931.35
07/14/2026	071426ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	27.89	107,903.46
07/16/2026	071626ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,415.78	106,487.68
07/20/2026	072026ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,854.65	104,633.03
07/20/2026	072026ACH2	Lakeland Electric	4515 Saddle Creek Road # SWP-1	94.33	104,538.70
07/20/2026	072026ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	73.08	104,465.62
07/20/2026	072026ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	89.46	104,376.16
07/22/2026	072226ACH1	City of Auburndale	Water Billing 5/20/26 - 6/19/26	132.02	104,244.14



07/22/2026	072226ACH2	City of Auburndale	Water Billing 5/20/26 - 6/19/26	33.04	104,211.10
07/22/2026	072226ACH3	City of Auburndale	Water Billing 5/20/26 - 6/19/26	84.13	104,126.97
07/22/2026	200177	Kilinski Van Wyk PLLC	Invoice: 15449 (Reference: Legal Services June 26.)	3,867.48	100,259.49
07/22/2026	200178	Vesta District Services	Invoice: 433453 (Reference: Billable Expenses - June 2026.)	379.48	99,880.01
07/22/2026	200179	GHS Environmental	Invoice: 2026-485 (Reference: Aquatic Weed Control June 26.)	1,540.00	98,340.01
07/22/2026	200180	Romaner Graphics	Invoice: 22997 (Reference: Stop bars, traffic paint with reflective beads.)	540.00	97,800.01
07/30/2026	200181	Fast Property Services, LLC	Invoice: FSP-4758 (Reference: Landscape Maintenance July 26.)	6,900.00	90,900.01
07/31/2026			BU - month end balance	50,000.00	29,300.91
					\$ 90,900.01

