



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE

OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:

Tuesday

September 22, 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, September 22, 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, September 22, 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.*

1. Consideration of Proposals for Three (3) Mitered End Section Repairs

EXHIBIT 1

- a. Dragonfly Pond Works #46248 - \$4,260.00

- b. Finn Outdoor #2623 - \$5,550.00

- B. Aquatic Maintenance – *Chuck Burnite, GHS Environmental*

EXHIBIT 2

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

1. Consideration of Landscape Proposals

- D. Field Operations – *Michael Bush, Vesta District Services*

EXHIBIT 3

1. Presentation of Field Requests

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

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

1. Authorization of Staff to Terminate Current Towing Service Agreement
and Execute a Towing Service Agreement With [ARC Towing Service](#)





FOURTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

- A. Discussion on School Bus Stop Safety Concerns (Pozniak)

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 25, 2026
- B. Acceptance of the Unaudited August 2026 Financial Statements

EXHIBIT 4

EXHIBIT 5

SIXTH ORDER OF BUSINESS:

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

SEVENTH ORDER OF BUSINESS:

NEXT MEETING QUORUM CHECK

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

Tuesday, October 27, 2026 at 6:00 p.m.

Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

AGENDA DEADLINE: Noon – October 19, 2026

EIGHTH ORDER OF BUSINESS:

ACTION ITEMS SUMMARY

(To be Included in the Meeting Minutes)

NINTH ORDER OF BUSINESS:

ADJOURNMENT



Saddle Creek Preserve of Polk County Community Development District



Major Roads
Highways
Waterbodies
Parcels
PLSS Townships
PLSS Sections
PLSS Boundaries
Lift Stations
Pond numbers
HALFFOOT2023
RGB
Red: Band_1
Green: Band_2
Blue: Band_3

0 265 530 1,060 Feet
All maps are worksheets used for illustrative purposes only. they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".
Polk County Property Appraiser
Polk County, Florida
July 25, 2025

EXHIBIT 1





Proposal #46248

Date: 8/19/2026

Customer:

Katie Vander Meade
Landmark Eng
8515 Palm River Road
Tampa, FL 33619

On behalf of: Saddle Creek - Hereinafter
collectively referred to as "Client" or
"Owner."

Property:

Saddle Creek
1633 Red Loop
Lakeland, FL 33801

Pond 6B MES Erosion Repair

Dragonfly will provide pond maintenance and repair services as described below. **This proposal scope and price is valid for for a period of 90 days.** Please note:

- For jobs \$25k or greater, a 20% down payment is required prior to mobilizing
- Any additional repairs found during initial work and not included in this scope will be brought to your attention and can be addressed at additional cost with prior approval
- Unless otherwise stated below, all Professional Engineering and survey work will be provided by others
- We need clear access to pond area for equipment and loading
- Access repair includes smoothing and grading of any disturbed areas followed by seeding and straw application; does not include sod or watering
- Any damage to the curbs, sidewalks, or parking lot will be addressed separately and at additional cost with client approval; we will take care to avoid damage

Inspection Repairs

MES Repairs

Repairs include:

- Labor and material to repair erosion at 3(3) MES structures
- Fill dirt will be imported and compacted
- Repaired area will be covered with Bahia sod.
- Does not include watering or washout repair

MES Repairs: \$4,260.00



Subtotal	\$4,260.00
Estimated Tax	\$0.00
Total	\$4,260.00



Terms & Conditions

TERMS & CONDITIONS:

1. **PAYMENT TERMS.** Dragonfly expects prompt payment for its Work. Toward that end, payment terms are as follows: the client will be billed either at the end of the project or in accordance with the payment schedule and terms outlined in this proposal. The payment terms for open invoices will be net 15 unless otherwise agreed upon between parties - an interest charge of 5% per month shall be applied to all balances over 30 days old. Dragonfly Pond Works and Client understand and agree that the prevailing party in a dispute, whether in a court of competent jurisdiction or in arbitration, shall be entitled to recovery of all costs, including attorney's fees, collection fees, interest and court costs and/or arbitration fees. Dragonfly Pond Works accepts checks, ACH, and credit card payments. Any fees incurred by Dragonfly in the course of accepting payments are subject to being added to customer billing to offset the impact of these fees to Dragonfly.
2. **OFFER.** This proposal constitutes an offer by Dragonfly Pond Works, LLC to perform the services described in the proposal (the "Work") for Client in accordance with these terms and conditions. The proposal, including these terms and conditions and all other documents incorporated by reference shall, when accepted by Client, constitute the entire agreement of the parties regarding the Work. This proposal is good for a period of 90 days from Proposal Date.
3. **ACCESS AND AUTHORIZATION.** Client shall provide Dragonfly Pond Works with all necessary access to the area(s) in which the Work is to be performed. Unless otherwise specified, Client warrants that it has obtained (or will obtain prior to performance of the Work) all necessary permits, licenses, consents and authorizations required in connection with the performance of the Work. Delays related to Client's (1) change in schedule, (2) failure to provide access to the property, and/or (3) failure to obtain required documentation may result in additional fees charged to the Client. Client shall maintain property insurance at or above the limits and coverage that are in place at the time of executing this agreement.
4. Dragonfly Pond Works will take reasonable precautions to avoid damage to subterranean structures, roads, sidewalks and utilities. Any repairs to structures not specified or included on the repair scope and/or not accurately located and called out by the Client will be billed back to the Client on a time and materials basis plus a 15% fee. Any stumps, culverts, rocks or other obstacle will not be removed during project execution without a written change order signed by the Client and an authorized representative of Dragonfly Pond Works, which shall include the cost of removal and associated replacement and an extension of the project completion deadline, if applicable.
5. **WARRANTY.** Dragonfly Pond Works will perform the Work in a competent, professional manner in accordance with the customary standards of performance of the industry. Unless specifically set forth in this Agreement, Dragonfly Pond Works does not warrant or represent that the Work or any products will achieve any specific result, outcome, or performance. Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys or explorations are made by Dragonfly Pond Works and that the data interpretations and recommendations of Dragonfly Pond Works' personnel are based solely on the information available to them. Dragonfly Pond Works is not licensed to provide professional engineering and/or surveying opinions on the appropriate scope of work necessary to achieve a particular result. Dragonfly Pond Works encourages Client to retain a licensed engineer and/or surveyor to assess Client's needs and approve of the scope of work set forth herein. If Client declines to retain a licensed engineer and/or surveyor, Client assumes that risk that the scope of work contained herein will not achieve the desired results. If equipment is supplied as part of this agreement, Client agrees that Dragonfly Pond Works will not be liable for any claims due to defective equipment or materials manufactured by third parties other than Dragonfly Pond Works.
6. **RELATIONSHIP OF THE PARTIES.** In performing the Work, Dragonfly Pond Works shall be acting in the capacity of an independent contractor to Client, and nothing herein shall be deemed to create a partnership, agency, joint venture or any other relationship between the parties.
7. **INDEMNIFICATION.** Client agrees to indemnify and hold Dragonfly Pond Works harmless from and against any and all damages, claims, delays, or costs (including court costs and attorneys' fees) associated with or arising out of the Work to the fullest extent permitted by law, except to the extent any damages, claims, delays, or costs are ruled by a Court (or, if applicable, an arbitrator with jurisdiction over Dragonfly Pond Works to have been caused by the negligence of Dragonfly Pond Works.
8. **FORCE MAJEURE.** Neither party shall be liable to the other party for its failure or delay in performing its obligations hereunder due to any contingency beyond such party's reasonable control, including, without limitation, acts of God; fires; floods; wars; acts of war; sabotage; accidents; labor disputes or shortages; changes or interpretations of governmental laws, ordinances, rules and regulations; inability to obtain power, material, equipment or transportation; and any other similar or dissimilar contingency.



9. **CHANGE ORDERS.** Client may, upon written notice to Dragonfly Pond Works, request Dragonfly Pond Works to make changes in the scope of the Work. Dragonfly Pond Works shall thereupon use reasonable efforts to make such changes provided that if any requested changes cause an increase in the cost or time required for Dragonfly's performance and delivery, Client shall execute an agreement, in form and substance satisfactory to Dragonfly Pond Works, providing for an equitable adjustment in the compensation payable for the Work and the time for its performance and delivery. This includes additional costs as related to unforeseen permits, fees and changes in required coverages.
10. **NON-SOLICITATION OF EMPLOYEES.** During the term of this agreement, and for a period of two (2) years thereafter, neither party shall, directly or indirectly, for such party's own benefit or for the benefit of others, solicit for hire as an employee, consultant or otherwise any of the other party's personnel who have performed services under this agreement, without the other party's express written consent.
11. **COMPENSATION.** Client shall pay Dragonfly Pond Works for the Work in the amounts and at the times and in the manner set forth in the proposal.
12. **NOTICES.** Any notice required or permitted to be given hereunder shall be deemed to have been duly given if delivered by hand or sent by registered or certified mail, return receipt requested, and addressed: if to Dragonfly Pond Works, LLC PO Box 1089, Apex NC 27502; the address shown on the front hereof, or to such other address(es) which the parties may respectively designate to one another in accordance herewith. Notices shall be deemed to have been given on the date of mailing or hand delivery. The post office receipt showing the date of mailing shall be "prime facie" evidence thereof.
13. **GOVERNING LAW and ARBITRATION.** The agreement between the parties regarding the Work and their rights and obligation thereunder shall be governed by and construed in accordance with laws of the State of North Carolina. The parties agree that, to the fullest extent permissible under applicable law, any claims, disputes, or lawsuits arising out of or relating to this agreement or the Work shall be subject to final and binding arbitration. The arbitration shall be conducted pursuant to the Federal Arbitration Act and the North Carolina Revised Uniform Arbitration Act, using one arbitrator, applying North Carolina law, and conducting the arbitration in Raleigh, North Carolina. The parties intend to expedite the arbitration and limit discovery so as to reduce the costs of arbitration, and expressly agree to conduct the arbitration and obtain a final ruling from the arbitrator within six months of the arbitrator being appointed. The parties expressly agree that the arbitrator shall have the power, jurisdiction, and authority to award the prevailing party all costs, including attorney's fees, collection fees, interest, court costs and/or arbitration fees.

By _____

Ryan Miller

Date 8/19/2026

Florida

By _____

Date _____

Saddle Creek



ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Saddle Creek CDD

Ship to
Saddle Creek CDD

Estimate details
Estimate no.: 2623
Estimate date: 09/15/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MES Maintenance	Restore under and around three mitered end sections. Voids under MES structures will be filled and compacted with a mixture of soil and #57 limestone gravel, MES surround will be protected with rip rap and geotextile underlay. Fill and sod to complete any necessary bank repair.	3	\$1,850.00	\$5,550.00

Total \$5,550.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by



EXHIBIT 2

PENDING



EXHIBIT 3



Field Operations Report
for
Saddle Creek
Community Development
District
September 2026



Saddle Creek

- Speed limit Signs. (Radar)
 - During site inspection I drove past every new radar sign to ensure they are still calibrated correctly.
 - No Issues.
- Pool Area.
 - QR Codes For Pool Maintenance Request.
 - Maintenance/Conduct/Vandalism QR Codes.
 - Completed.
 - Handicap Chair.
 - Cover has been placed on chair and tied down.
 - Seatbelt has been ordered.
 - Tampa Swap has in their possession.
 - Install date week of the 21st.
 - Pool Furniture.
 - Examples in Report.
 - Hose Hookup.
 - Continuing to drip water.
 - Repaired.
 - Last site visit noticed its id continuing to have issues.
 - Left Fan.
 - Needs to be replaced.
 - Completed.
- Landscaping Communications with Ray.
 - Irrigation issues.
 - Quote to pressure wash sidewalk on yellow trail.
- Bathrooms.
 - Sinks are continuing to be damaged and have to be remounted.
 - Men's bathroom soap dispenser needs to be rehung.
 - Completed.



Saddle Creek



Pool area.



Pool area.





Pond 4





Pond 5





Red
Loop
Cul-De-
Sac



Yellowtrail
Cul-De-Sac





Yellow Trail
Green Space.



Confirming
radar
calibration.



Sidewalk on
Yellow Trail.



Main Entrance



Pond 17



Gatsby Lane
Entrance.





This item is Wayfair Verified

Delman Foldable Outdoor Adirondack Chair

By Rosecliff Heights

Color: Blue

[See all options](#)

\$101.99 ~~\$109.99~~

4.7 ★ 2,726 Reviews

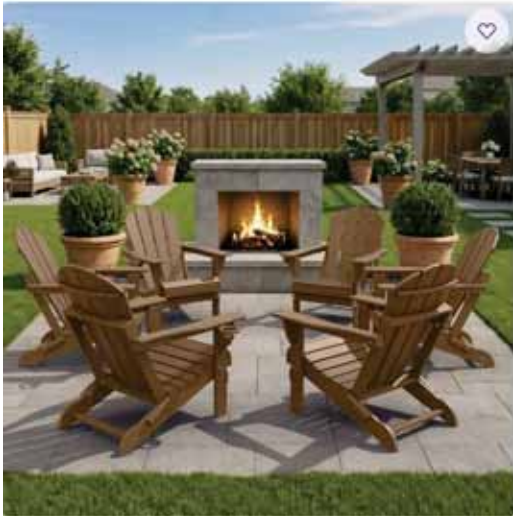
FREE 3-Day Delivery

Get it by Fri, Sep 18

[Add to Cart](#)



Outdoor / Outdoor & Patio Furniture / Outdoor Seating & Patio Chairs / Adirondack Chairs / SKU: W116730990



Set Of 6 Folding Adirondack Chairs, Firepit Chairs, Cup Holder, All-Weather HDPE

By [Beachcrest Home™](#)

4.8 ★★★★★ 295 Reviews

[Better Hurry](#) 14 sold in 5 days

\$731.94

~~\$1,499.94~~ 51% Off

or As low as **\$46/mo.** or 0% APR with [affirm](#)

[Check your buying power](#)



Earn \$36.60 in rewards, with 5% back¹, plus more exclusive perks

[Learn more](#)

Color: **Teak**



What's Included



Hayfield HDPE Outdoor Foldable Adirondack Chair with Cup Holder
Weather-Resistant

Qty: 6

FREE Delivery



CIOKEA

Ciokea Folding Adirondack Chair with Ottoman HDPE Pool Chair Pull Out Footrest with 2 Cup Holders Patio Garden Black

★★★★☆ (4.4) [28 ratings](#)

Frame Material: Wood grain

HDPE
\$83.99

Wood grain
\$105.99

Count: 1

1

2

Actual Color: CLASSIC BLACK

BABY BLUE

CLASSIC BLACK

CLASSIC GRAY

CLASSIC TEAK

~~BLUE~~



[Visit the SERWALL Store](#)

SERWALL 6-Pc Adirondack Patio Dining Sets with 9FT Umbrella, White(No Base)

☆ (No ratings yet)

Key item features

- [Durable HDPE Material] Expertly constructed from high-quality, recyclable HDPE material, it can withstand a range of harsh weather conditions such as hot sun, strong wind, or heavy rain, while still retaining its original color. This SERWALL patio table and chairs set is designed to withstand all weather conditions, ensuring long-term use in both indoor and outdoor environments.
- [Comfortable Seat] The SERWALL adirondack chairs in this patio dining set measure 26.9" L x 29.5" W x 41" H and can hold up to 350 pounds. Their curved and extended backrests provide a comfortable seating experience. The ergonomic design ensures relaxation an...

[View all item details](#)

\$859.99

Price when purchase

As low as **\$54/mo** with **OnePay** L

Free shipping

Free 30-day retu

Add



Walmart by Allstate
What's
(Only on selected

3

4



Pro On
What's

3

How you'll get





Adams RealComfort Deluxe
Midnight Resin Frame
Adirondack Chair

★★★★★ (1120)

Frame Color/Finish:
Midnight

View frame
color/finish list



Price

\$34.99

📍 St Pete Beach - 75th Ave [Change](#)

Pickup

Ready in **15 minutes***

FREE

6 available today

ADD TO CART





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Saddle Creek Field Requests

Entry #	Date	Subject	Requester		Request	Response
18	8/20/2026 3:06:03 PM	Swimming Pool	Ortega	1506 landmark drive	Hello, I am reaching out again regarding the condition of our community pool. This is approximately our fourth email regarding this issue, and unfortunately, the problem continues. As homeowners who pay community dues, we should be able to enjoy a clean and properly maintained pool. We currently have family visiting, and it is embarrassing to bring our guests to the pool in this condition. There is visible trash, debris, and dirt throughout the water. We have attached photos showing the current condition. We are respectfully asking that this ongoing issue be addressed and that the pool receive the consistent maintenance our community is paying for. Please let us know when this will be taken care of. Thank you,	8/20 Conley email: Thank you Angel, The pool maintenance service is scheduled for 3 times a week; the wind-blown debris and property left behind by a patron will be addressed during the next scheduled maintenance event.



EXHIBIT 4



**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, August 25, 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 (S2)	Board Supervisor, Chair
Angela Martinez (S3)	Board Supervisor, Assistant Secretary
Veronica Thomas (S4)	Board Supervisor, Vice Chair
Abby Morrobel (S5)	Board Supervisor, Assistant Secretary

Also present were:

Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Chuck Burnite	GHS Environmental
Raymond Bobrowiecki	Fast Property Services

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – Agenda Items

A comment was heard regarding parking for a commercial vehicle. Supervisors discussed utilizing an alternate towing company.

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

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

1. WALK-ON EXHIBIT A: Discussion on Frontier Site Plans (Miro)

This item was deferred to the next meeting.

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

Mr. Burnite reviewed the Aquatic Maintenance Report. Erosion on ponds 3D and 6B have been reported to District Engineer to draft a repair scope and request proposals, the treatment of recurring algae blooms in pond 4 continues, and trash was removed from pond 3A.

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

1. Consideration of Landscape Proposals

- 37 a. EXHIBIT 2: Fast Property Services - Front Entrance Landscape
38 Enhancement - \$4,527.19 – *Previously Presented*
- 39 b. EXHIBIT 3: Fast Property Services - Main Entrance River Rock
40 Conversion - \$3,695.00 – *Previously Presented*
- 41 Mr. Bobrowiecki presented an updated proposal for the
42 landscape refurbishment of the Teneroc, Gatsby, and front
43 entrances in the amount of \$8,637.00
- 44 c. EXHIBIT 4: Blanco Turf & Landscaping #69413 - Two Entrances
45 and Two Islands - \$9,500.00 – *Previously Presented*
- 46 d. EXHIBIT 5: Landscape Rehab - Outside Entrances - \$20,350.00 –
47 *Previously Presented*
- 48 e. EXHIBIT 6: Trimen Landscape – Entrances - \$29,874.00 –
49 *Previously Presented*
- 50 f. EXHIBIT 7: Fast Property Services - Amenities Area Landscaping
51 Enhancement - \$3,067.48 – *Previously Presented*
- 52 g. EXHIBIT 8: Fast Property Services - Pool/Amenities Parking Area
53 River Rock Conversion - \$4,650.00 – *Previously Presented*

54 On a MOTION by Supervisor Miro SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
55 Board approved Fast Property Services proposals to refurbish the Teneroc, Gatsby ad front
56 entrances for a total of \$8,637.00, for Saddle Creek Preserve of Polk County Community
57 Development District.

- 58 h. WALK-ON EXHIBIT B: Fast Property Services – Fallen Pine Tree
59 Removal - \$120.00

60 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
61 Board approved Fast Property Services proposal to remove a fallen pine tree in the amount of
62 \$120.00, for Saddle Creek Preserve of Polk County Community Development District.

- 63 i. WALK-ON EXHIBIT C: Fast Property Services – Pond 2 Alternate
64 Maintenance Access - \$975.00

65 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
66 Board approved Fast Property Services proposal to create an alternate maintenance access at
67 pond 2, in the amount of \$975.00, for Saddle Creek Preserve of Polk County Community
68 Development District.

- 69 D. EXHIBIT 9: Field Operations – *Michael Bush, Vesta District Services*
- 70 1. Presentation of Field Requests
- 71 2. EXHIBIT 10: Consideration of Pool Furniture Repairs/Replacement

- 72 a. Patio Furniture Repair Proposal #6713 - \$1,530.00
73 b. Replacement Options

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

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

- 76 1. EXHIBIT 11: Adoption of **Resolution 2026-15, Setting FY 2027 Meeting**
77 **Scheduling**

78 The November and December meeting dates on the presented schedule
79 were amended to November 19 at 4 p.m. (prior to the Landowners
80 Meeting), and December 11 at 6 p.m. respectively.

81 On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
82 Board approved adoption of **Resolution 2026-15, Setting FY 2027 Meeting Scheduling** as
83 amended, for Saddle Creek Preserve of Polk County Community Development District.

- 84 2. EXHIBIT 12: Establishment of District Performance Standards and
85 Measures

86 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
87 Board approved establishment of District Performance Standards and Measures, for Saddle Creek
88 Preserve of Polk County Community Development District.

- 89 3. EXHIBIT 13: Reconsideration of Pool Maintenance Service Proposals
90 (3x/wk) – *Previously Presented*

91 a. Cooper Pools - \$1,625.00/mo.

92 b. Heartland Pools- \$1,000.00/mo.

93 On a MOTION by Supervisor Martinez, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the
94 Board rescinded approval of the Willis Pools pool maintenance services proposal, for Saddle
95 Creek Preserve of Polk County Community Development District.

96 On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the
97 Board approved Cooper Pools proposal for pool maintenance services (3x/wk) in the amount of
98 \$1,625.00/month, for Saddle Creek Preserve of Polk County Community Development District.

99 **FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS**

100 Supervisors discussed the cleaning of the Yellow Trail fence.

101 On a MOTION by Supervisor Miro, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the
102 Board approved Fast Property Services to clean the viny fence behind Yellow Trail for the amount
103 of \$775.20, for Saddle Creek Preserve of Polk County Community Development District.

104 Supervisors discussed oak trees on easements adjoining resident properties and street
105 parking over the holidays.



FIFTH ORDER OF BUSINESS: CONSENT AGENDA

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

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

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

SEVENTH ORDER OF BUSINESS: SECURITY MATTERS

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

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved pausing the regular meeting to enter a closed session to discuss security matters, for Saddle Creek Preserve of Polk County Community Development District.

- 2. Discussion on Actions Related to Security Matters
The Board discussed the proposals and scheduling
- 3. Close Session

On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board approved adjourning the closed session and resuming the regular meeting, for Saddle Creek Preserve of Polk County Community Development District.

- B. Consideration of Actions Related to Security Matters
 - 1. Pool Security Proposals
 - a. Nations Security
 - b. PGS USA

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved PGS USA pool security proposal, for Saddle Creek Preserve of Polk County Community Development District.

EIGHTH 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 September 22, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisors Martinez, Miro, and Pozniak expressed their intent to attend the next meeting in person. Supervisors Davis and Thomas advised they planned to attend virtually.

NINTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY

District Manager

- Contact Arc Towing about a new towing contract (8/27)
- Distribute future District communications via District's list, do not forward to HOA

TENTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Pozniak, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:30 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 September 22, 2026.

Heath Beckett, Secretary

Erica Miro, Chair

EXHIBIT 5



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

August 31, 2026



Saddle Creek Preserve CDD
Balance Sheet
August 31, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Total
<u>Assets:</u>						
Operating Account - BU	\$ 113,337	\$ -	\$ -	\$ -	\$ -	\$ 113,337
Money Market - BU	601,066	-	-	-	-	601,066
State Board Assessment	-	161,260	-	-	-	161,260
Investments:						
Revenue Trust Fund	-	-	173,129	259,896	-	433,025
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	191	-	-	-	-	191
Prepaid Items	2,144	-	-	-	-	2,144
Total Assets:	716,739	224,733	329,879	403,722	2	\$ 1,675,076
<u>Liabilities:</u>						
Accounts Payable	10,776	-	-	-	-	\$ 10,776
Due to Other Funds	-	-	101	90	-	191
Deferred Revenue - On Roll	-	63,473	-	-	-	63,473
Total Liabilities:	10,776	63,473	101	90	-	\$ 74,440
<u>Fund Balance:</u>						
Nonspendable	2,144	-	-	-	-	2,144
Assigned	-	161,260	-	-	-	161,260
Restricted	-	-	329,778	403,632	2	733,412
Unassigned	703,819	-	-	-	-	703,819
Total Liabilities & Fund Balance:	716,739	224,733	329,879	403,722	2	\$ 1,675,076

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

	FY2026 Adopted Budget	FY2026 Actual AUGUST	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ -	\$ 607,013	\$ 2,470	100.41%
Interest	4,108	1,716	25,074	20,966	610.36%
Miscellaneous	-	-	287	287	-
Total Revenue	\$ 608,651	\$ 1,716	\$ 632,374	\$ 23,723	103.90%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	800	6,000	(6,000)	50.00%
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	4,583	(1,149)	79.96%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	3,220	45,088	20,088	180.35%
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	26,333	(20,017)	56.81%
Information Technology	1,947	125	1,375	(572)	70.62%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	63	1,517	1,017	303.44%
Insurance	6,777	-	-	(6,777)	0.00%
Copies	500	-	-	(500)	0.00%
Legal Advertisements	3,000	-	798	(2,202)	26.62%
Other Current Charges	1,000	30	401	(599)	40.09%
Office Supplies	100	-	-	(100)	0.00%
Dues, Licenses and Subscriptions	175	-	175	-	100.00%
Total General Administrative	145,698	8,321	107,790	(37,908)	73.98%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	15,583	(2,473)	86.31%
Landscape Maintenance	117,400	6,900	75,900	(41,500)	64.65%
Landscape Replacement	25,000	4,620	30,043	5,043	120.17%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	1,540	15,900	(2,280)	87.46%
Streetlights	40,000	3,271	36,266	(3,734)	90.66%
Electric	5,500	104	1,957	(3,543)	35.57%
Water & Sewer	1,500	108	2,714	1,214	180.94%
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	3,150	(11,850)	21.00%
General Repairs & Maintenance	12,000	-	1,420	(10,580)	11.83%
Contingency	7,000	2,565	9,804	2,804	140.06%
Total Field	291,836	20,874	212,851	(78,985)	72.94%
Amenity					
Amenity Electric	14,400	712	7,734	(6,666)	53.71%
Amenity Water	5,000	80	1,666	(3,334)	33.33%
Internet	1,650	170	1,690	40	102.42%
Pest Control	1,520	126	1,344	(176)	88.42%
Janitorial Services	14,000	675	7,505	(6,495)	53.61%
Security Services	30,000	513	2,196	(27,804)	7.32%
Pool Maintenance	19,200	2,566	18,320	(880)	95.41%
Amenity Repairs & Maintenance	12,000	818	9,182	(2,818)	76.52%
Amenity Management	10,300	750	8,250	(2,050)	80.10%

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

	FY2026 Adopted Budget	FY2026 Actual AUGUST	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Amenity Center Operations	<u>108,070</u>	<u>6,409</u>	<u>57,887</u>	<u>(50,183)</u>	<u>53.56%</u>
Total Operations & Maintenance	<u>399,906</u>	<u>27,283</u>	<u>378,527</u>	<u>(129,168)</u>	<u>94.65%</u>
Other Expenditures					
Capital Reserves	<u>53,048</u>	<u>-</u>	<u>10,976</u>	<u>(42,072)</u>	<u>20.69%</u>
Total Other Expenditures	<u>53,048</u>	<u>-</u>	<u>10,976</u>	<u>(42,072)</u>	<u>20.69%</u>
Total Expenditures	<u>598,652</u>	<u>35,605</u>	<u>389,503</u>	<u>(251,221)</u>	<u>65.06%</u>
Revenues Over/(Under) Expenditures	<u>\$ 9,999</u>	<u>\$ (33,889)</u>	<u>\$ 242,871</u>	<u>\$ 274,944</u>	
OTHER FINANCING SOURCES/(USES)					
Transfers In	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
TOTAL OTHER FINANCING SOURCES/(USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
FUND BALANCE BEGINNING			463,092		
Net Changes in fund balance			242,871	274,944	
FUND BALANCE, ENDING			<u>\$ 705,963</u>	<u>\$ 274,944</u>	



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

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 5,691	\$ 4,049	-
Assessments	-	-	-	-
Total Revenue	\$ -	\$ 5,691	\$ 4,049	0.00%
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	-	-	-	-
Revenues Over/(Under) Expenditures	-	5,691	-	-
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	5,691	(53,048)	
FUND BALANCE, ENDING	\$ 116,521	\$ 161,260	\$ (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 August 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	10,137	5,163	203.79%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 324,918	\$ (147,736)	68.74%
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	14,018		8.67%
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	14,018	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 329,778	\$ 13,844	



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 August 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	10,562	5,193	196.73%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	\$ 528,923	\$ 300,041	\$ (228,882)	56.73%
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	14,711	(225,928)	6.11%
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	14,711	(225,928)	
FUND BALANCE, ENDING	\$ 240,639	\$ 403,632	\$ (225,928)	



Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2025 through August 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	Water Billing 11/1/25 - 11/30/25	685.00	152,546.79
12/29/2025	200068	Alphagraphics Tampa Print	Invoice: 16908 (Reference: Cleaning, Trash & Pet Stations Dec 25.)	873.02	151,673.77
12/29/2025	200069	Business Observer, Inc.	Invoice: 253085 (Reference: Mailings.)	111.56	151,562.21
12/30/2025	2031	Abby M. Morrobell	Invoice: 25-01974K (Reference: Legal Advertising.)	759.74	150,802.47
12/31/2025			Christmas Decorations	-	45,413.93
01/06/2026	200070	Fast Property Services, LLC	BU - month end balance	6,900.00	143,902.47
01/06/2026	200071	Vesta Property Services	Invoice: FSP-3004 (Reference: Landscape Maintenance Dec 25.)	1,300.00	142,602.47
01/07/2026	2032	US Bank	Invoice: 430186 (Reference: Monthly Pool Service Jan 26.)	4,444.69	138,157.78
01/07/2026	010726ACH1	Spectrum	Trustee Fees Series 2020 11/1/25 -10/31/26	150.00	138,007.78
01/09/2026	200072	Vesta District Services	4347 Trotters Way 12/18/25 - 1/17/26	4,625.00	133,382.78
01/09/2026	200073	Vesta Property Services	Invoice: 430317 (Reference: Management Fees Jan 26.)	105.96	133,276.82
			Invoice: 430429 (Reference: Pool Service Nov & Dec 25.)		



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
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
08/03/2026	200182	Clean Star Services of Central FL	Invoice: 18704 (Reference: Cleaning & Trash & Pet Services July 26.)	685.00	90,215.01
08/03/2026	200183	Vesta District Services	Invoice: 433782 (Reference: Management Fees Aug 26.)	6,375.00	83,840.01
08/03/2026	2042	Cadet Unit 1000	Trespass Sign	30.00	83,810.01
08/04/2026	200184	All American Lawn & Tree Specialist, LLC	Invoice: 1128 (Reference: Pest Control.)	126.00	83,684.01
08/04/2026	200185	Vesta Property Services	Invoice: 433860 (Reference: Pool Services Aug 26.)	1,352.00	82,332.01
08/04/2026	200186	Complete IT Corp	Invoice: 20938 (Reference: IT Services Aug 26.)	513.00	81,819.01
08/07/2026			Funds Transfer	50,000.00	131,819.01
08/07/2026	200187	Vesta Property Services	Invoice: WC397 (Reference: Pool Treatments.)	375.00	131,444.01
08/07/2026	080726ACH1	Spectrum	4347 Trotters Way 7/18/26 - 8/17/26	170.00	131,274.01
08/10/2026	200188	Vesta Property Services	Invoice: 434121 (Reference: Pool Chemicals.)	68.56	131,205.45
08/11/2026	200189	Vesta District Services	Invoice: 434141 (Reference: Billable Expenses - July 2026.)	334.47	130,870.98
08/13/2026	081326ACH1	Lakeland Electric	4347 TROTTERS WY # REC	468.74	130,402.24
08/13/2026	081326ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	28.45	130,373.79
08/13/2026	200190	GHS Environmental	Invoice: 2026-535 (Reference: Aquatic Weed Control July 26.)	1,540.00	128,833.79
08/14/2026	081426ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,414.84	127,418.95
08/14/2026	200191	Erica F. Miro Smith	Invoice: 072826 BOS (Reference: BOS Meeting 7/28/26.)	200.00	127,218.95
08/14/2026	200192	Veronica L. Thomas	Invoice: 072826 BOS (Reference: BOS Meeting 7/28/26.)	200.00	127,018.95
08/14/2026	200193	Kayla Pozniak	Invoice: 072826 BOS (Reference: BOS Meeting 7/28/26.)	200.00	126,818.95
08/14/2026	200194	Angela M. Martinez	Invoice: 072826 BOS (Reference: BOS Meeting 7/28/26.)	200.00	126,618.95
08/17/2026	200195	Averett Septic Tanks	Invoice: i285706 (Reference: Lift station service call.) Invoice: 1285708 (Reference: Lift st...	350.00	126,268.95
08/17/2026	081726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,854.65	124,414.30
08/18/2026	081826ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	85.13	124,329.17
08/18/2026	081826ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	71.84	124,257.33
08/20/2026	082026ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1	92.27	124,165.06
08/20/2026	200196	Kilinski Van Wyk PLLC	Invoice: 15693 (Reference: Legal Services July 26.)	3,220.25	120,944.81
08/24/2026	082426ACH1	City of Auburndale	Water Billing 7/1/26 - 7/31/26	74.62	120,870.19
08/24/2026	082426ACH2	City of Auburndale	Water Billing 7/1/26 - 7/31/26	33.04	120,837.15
08/24/2026	082426ACH3	City of Auburndale	Water Billing 7/1/26 - 7/31/26	75.00	120,762.15
08/24/2026	200197	Fast Property Services, LLC	Invoice: FSP-4009 (Reference: Pond 2 Access Corridor Cleanup, Grading and Grounds Recovery.)	525.00	120,237.15
08/27/2026	200198	Fast Property Services, LLC	Invoice: FSP-4759 (Reference: Landscape Maintenance Aug 26.)	6,900.00	113,337.15
08/31/2026			BU - month end balance	50,000.00	27,562.86 \$ 113,337.15