



Your Community.
Our Commitment.

SADDLE CREEK PRESERVE

OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Tuesday
October 27, 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, October 27, 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, October 27, 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
- D. Field Operations – *Michael Bush, Vesta District Services*
 1. Presentation of Field Requests
- E. District Counsel – *Grace Rinaldi, Kilinski Van Wyk*
- F. District Manager – *Heath Beckett, Vesta District Services*
 1. Approval of FY 2026 Report of Achieved Goals and Objectives

EXHIBIT 1

EXHIBIT 2

EXHIBIT 3

EXHIBIT 4





FOURTH ORDER OF BUSINESS:

SUPERVISOR REQUESTS

FIFTH ORDER OF BUSINESS:

CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 22, 2026

EXHIBIT 5

- B. Acceptance of the Unaudited September 2026 Financial Statements

EXHIBIT 6

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, November 19, 2026

Regular Meeting at 4:00 p.m.

Landowners' Election Meeting at 6:00 p.m.

Auburndale Historic Depot

120 W Park Street

Auburndale, FL 33823

AGENDA DEADLINE

Noon –November 11, 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
- HALFFOOT2023

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

Lift Stations

Pond numbers

02655301060

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





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

Service Report
Project: Saddle Creek Preserve CDD

9/16/2026 to 10/23/2026

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
2026-10-06	Pond 4	overcast clouds 79.39°F 8.05 mph E	A	Tech: Ch B	No photos
2026-10-06	Pond 5	overcast clouds 79.39°F 8.05 mph E	A	Tech: Ch B	No photos
2026-10-22	Pond 4	clear sky 79.72°F 13.8 mph NNE	FC	Planktonic algae starting to return. Tech: Ch B	No photos
2026-10-22	Pond 5	clear sky 80.08°F 11.5 mph NNE	GSW	Tech: Ch B	No photos
2026-10-22	Pond 1A	clear sky 80.08°F 11.5 mph NNE	T, GSW	Tech: Ch B	No photos
2026-10-22	Pond 1B	clear sky 80.08°F 11.5 mph NNE	T, GSW	Tech: Ch B	No photos



Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
2026-10-22	Pond 1C	clear sky 79.56°F 13.8 mph NNE	T	Tech: Ch B	No photos
2026-10-22	Pond 2A	clear sky 79.56°F 13.8 mph NNE	T	Tech: Ch B	No photos
2026-10-22	Pond 2	clear sky 79.56°F 13.8 mph NNE	T	Tech: Ch B	No photos
2026-10-22	Pond 3C	clear sky 80.08°F 11.5 mph NNE	T	Tech: Ch B	No photos
2026-10-22	Pond 3D	clear sky 80.08°F 11.5 mph NNE	T, GSW	Tech: Ch B	No photos
2026-10-22	Pond 3E	clear sky 80.08°F 11.5 mph NNE	T, GSW	Tech: Ch B	No photos
2026-10-22	TA-D	clear sky 79.72°F 13.8 mph NNE	T	Tech: Ch B	No photos
2026-09-18	Pond 4	overcast clouds 85.1°F 10.36 mph ENE	A	Planktonic algae improved since last treatment but some still observed in southwest corner gathered by strong wind. Algae treated. Tech: Ch B	No photos
2026-09-18	Pond 5	overcast clouds 85.1°F 10.36 mph ENE	FC	No algae present. Tech: Ch B	No photos
2026-09-22	Pond 4	overcast clouds 88.47°F	FC	Planktonic was minimal, but now there is a small amount of filamentous algae present.	No photos



Service Date	Area Name	Weather Conditions	Action Performed	Notes	Photos
		5.75 mph ESE		Tech: Ch B	
2026-09-22	Miscellaneous	overcast clouds 89.24°F 4.61 mph ESE	MISC	Attended CDD meeting. Tech: Ch B	No photos



EXHIBIT 2

PENDING



EXHIBIT 3



The background of the title section features a series of thin, light-colored lines that intersect to form various geometric shapes, including triangles and polygons, creating a subtle pattern.

Field Operations Report
for
Saddle Creek
Community Development
District
October 2026



Saddle Creek

- Speed limit Signs. (Radar)
 - During site inspection I drove past every new radar sign to ensure they are still calibrated correctly.
 - Inspected and adjusted as needed.
- Pool Area.
 - Camera signs will be installed the week of the 26th.
 - Handicap Chair.
 - Cover has been placed on chair and tied down.
 - Seatbelt has been ordered.
 - Tampa Swap has in their possession.
 - Completed.
 - Pool Furniture.
 - Inspected and placed in correct locations .
 - Hose Hookup.
 - Continuing to drip water.
 - Repaired. New hose bib installed.
 - Checked surrounding area for possible leaks.
 - None we visible at time of inspection.
 - Left Fan.
 - Needs to be replaced.
 - Tampa Swap has in possession.
 - Completed.
- Bathrooms.
 - Monitoring weekly for any damages.



Saddle Creek



Pool area.



Hose Bib Replacement



Pool Bathrooms





Red
Loop
Cul-De-
Sac





Pond 4





Pond 5





Yellow Trail
Green Space.



Pond 17



Gatsby Lane
Entrance.



Resident
dumping in
conservation
area





THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM



Saddle Creek Field Requests

Entry #	Date	Subject	Requester		Request	Response
19	9/22/2026 7:56:23 PM	Hardscape (road repairs, fences, benches)	Webster	1928 Red Loop	The sidewalks adjacent to my home, on both sides, remain consistently with standing water even after the rain has stopped.	9/23 Beckett email: Thank you, Lachelle. I will be sure that the District Engineer has your area on her radar.

*DE to request proposals
based on inspection
report*



EXHIBIT 4



**Saddle Creek Preserve of Polk County
Community Development District
Performance Measures/Standards and Annual Reporting
10/1/2025-9/30/2026**

1) Public Meeting Compliance

- a. Goal: Hold regular Board of Supervisors Meetings at least (4) times during FY 2026
- b. Measurement: Number of regular Board meetings held as verified with meeting minutes
- c. Achieved: Yes _____ No _____

2) Access to Records Compliance

- a. Goal: Ensure that meeting minutes and other public records are available and accessible to the public
- b. Measurement: District staff will review the District's website at least once every six months to verify documents or links are provided on the District's website
- c. Achieved: Yes _____ No _____

3) District Engineer Site Inspection

- a. Goal: Ensure the District Engineer conducts an annual inspection of the infrastructure owned by the District
- b. Measurement: The District Engineer will submit a complete report to the Board by September 30, 2026.
- c. Achieved: Yes _____ No _____

4) Annual Budget Preparation

- a. Goal: Approve the preliminary budget for FY 2026/27 by June 15, 2026, set by Florida Statute, and Adopt the final budget for FY 2026/27 by September 30, 2026, set by Florida Statute
- b. Measurement: Preliminary budget for FY 2026/27 approved and final budget adopted by dates set by Florida Statute
- c. Achieved: Yes _____ No _____

5) Financial Audit

- a. Goal: Accept the FY 2024/25 annual audit by July 15, 2026
- b. Measurement: Whether the Board approves a motion to accept the annual audit before July 15, 2026
- c. Achieved: Yes _____ No _____

The above Performance Measures and Standards for FY 2026 were established by Saddle Creek Preserve of Polk County Community Development District Board of Supervisors on September 23, 2025.

Erica Miro Smith (Oct 2, 2025 07:15:31 EDT)

Erica Miro Smith, Chair,
Board of Supervisors

Heath Beckett

Heath Beckett, District Manager

Saddle Creek Preserve of Polk County Community Development District FY 2026 Report of Achieved Goals and Objectives was approved on _____

Chairman,
Board of Supervisors

District Manager



EXHIBIT 5



**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, September 22, 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 to order at 6:11 p.m. 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

Also present were:

Kayla Pozniak (S5)	Board Supervisor, Assistant Secretary (Virtually)
Veronica Thomas (S4)	Board Supervisor, Vice Chair (Virtually)
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Todd Amaden	District Engineer, Landmark Engineering & Surveying Corp.
Chuck Burnite	GHS Environmental
Raymond Bobrowiecki	Fast Property Services
Dustin Fetterman	Fast Property Services

SECOND ORDER OF BUSINESS:

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

A comment was made on the dates listed under item III.F.2. Consideration of Facility Rental Requests.

THIRD ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

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

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

Mr. Beckett presented the proposals to repair erosion around the mitered end sections and responded to Supervisor questions.

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

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

On a MOTION by Supervisor Davis SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board approved Finn Outdoor proposal #2623 for three (3) mitered end section repairs in the amount of \$5,550.00, for Saddle Creek Preserve of Polk County Community Development District.

Mr. Beckett presented the findings reported by Landmark Engineering after a site visit to review the sidewalks was completed, explained the recommended options, and advised that proposals for concrete flumes have been requested.

Mr. Beckett also advised that the District Engineer had been asked to review the gully behind pond 4.

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

Mr. Burnite discussed aquatic maintenance items, including the ongoing algae issue in pond 4, residents dumping grass clippings into the storm drain, and pond bank saturation potentially due to run-off from the mobile home park. Discussion followed on educating residents about the stormwater system.

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

Mr. Bobrowiecki discussed landscape maintenance activities, noting adaptation of the mowing schedule to accommodate ground saturation. He noted that his crews have been removing grass clippings that have been dumped over residents fences onto District property and he will provide staff with pictures of some of these occurrences.

1. Consideration of Landscape Proposals

D. EXHIBIT 3: Field Operations – *Michael Bush, Vesta District Services*

Mr. Bush reviewed the Field Operations Report. He was asked to reset a digital sign on Trotters Way. He was asked to have a vendor review the amenity center's leaking hose bib which may be leaking inside the wall, with the stucco and paint repairs to be done after the leak is addressed. A proposal to remove the rust stains was requested as an alternate to painting. A quote for power washing the sidewalks to remove algae has been requested. District Manager will approve power washing if it is below the previously approved spending threshold. Mr. Bush confirmed he was on-site a minimum of twice a month.

1. Presentation of Field Requests

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

Ms. Rinaldi reminded Supervisors of the 4-hours ethics training requirement to be reported on the Form 1.

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

The matter of an unauthorized towing vehicle parked on District property and the lack of enforcement of the District's parking policy by the current vendor was discussed. Ms. Rinaldi advised that the current towing vendor could be terminated and an alternate vendor, one who is willing to comply with the District's towing rules, could be engaged. She also stated that the District is responsible for enforcing the District's towing rules, but law enforcement may be engaged if there is a violation of Florida Statutes or a County ordinance. Ms. Rinaldi stated that a cease and desist letter accompanied by the parking policy could be sent to educate a resident of the District's rules.

Ms. Rinaldi confirmed that amenity suspension was an option for someone in violation of the District's parking policy.

The Board requested staff reach out to the towing company and advise that no parking concession for the tow truck was permitted, and facilities on Combee Road and Fish Hatchery Road where commercial vehicles may be parked should be used.

Mr. Beckett will research additional towing vendors.

Supervisors requested a cease and desist letter be sent to the tow truck owner who is parking his work vehicle in violation of the District's parking policy.

2. WALK-ON EXHIBIT A: Consideration of Facility Rental Requests - 11/7/2026, 12/5/2026, and 1/9/2027 (*HOA Events Committee*)

The January event date was corrected to 1/30/2027. Mr. Beckett reviewed the liability insurance requirement incorporated into the HOA license agreement. An additional insurance rider, either from the HOA or the vendor, would be required if a bounce house is to be set up.

On a MOTION by Supervisor Miro, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved the Facility Rental Request (HOA Events Committee) contingent on receipt of appropriate certificate of insurances, and execution of District's license agreement, Saddle Creek Preserve of Polk County Community Development District.

Mr. Beckett advised of the security vendor's decline to fulfil the District's requested hours. A closed session to discuss security matters was scheduled for 5 p.m. on October 27, 2026.

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

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

Supervisors discussed the lack of positive impact following the bus stop re-location. It was suggested that residents contact the Sheriff's office to report traffic violations related to drivers not stopping for stopped school buses on Saddle Creek Road. Supervisor Miro requested contact information for the school representative. Discussion followed on options to deter parking on the District-maintained easement along Saddle Creek Road. Supervisor Thomas relayed that crossing guards are only provided for elementary and middle schools, not for high schools or bus stops. It was suggested that the child safety concern be raised at the next HOA meeting for discussion on the possibility of an HOA-led initiative.

Supervisor discussed traffic calming options. Discussion followed on the distribution of educational media related to common resident concerns previously brought before the Board.

Reference was made to a field request regarding the condition of the pool. Mr. Beckett advised that the new pool company would begin service on October 5.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. EXHIBIT 4: Approval of the Minutes of the Board of Supervisors Regular Meeting Held August 25, 2026
- B. EXHIBIT 5: Acceptance of the Unaudited August 2026 Financial Statements

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

SIXTH ORDER OF BUSINESS: AUDIENCE COMMENTS

Comments were made on concerns regarding the bus stop, parking options for the holiday season, and District visibility at HOA events.

The meeting was paused for approximately five minutes and resumed at 7:43 p.m.

Additional comments were made which included comments on standing water on sidewalks, notices for District communications, security concerns, concerns regarding a new planned community, starting a neighborhood watch program, towing at the amenity center, and hosting a District meeting within the Saddle Creek community.

SEVENTH 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 October 27, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisors Davis, Miro, Martinez, and Pozniak affirmed their intent to attend the meeting in person. Supervisor Thomas advised she would attend virtually.

EIGHTH ORDER OF BUSINESS:

ACTION ITEM SUMMARY

Field Manager

- Digital sign on Trotters Way needs to be changed to 25
- Quote for painting and pressure washing for pool building

District Manager

- Educate the community about throwing grass clippings down the storm drain. Send a letter to the resident who we think is throwing clippings in the drain. Put something on the website and pamphlet for Nov 7th HOA event about dumping clippings down the storm drain
- Get with DE on pond D bank – saturation issue
- Research local towing companies
- Send ARC Towing Service a cease and desist letter regarding the parking of a tow truck within the community
- Shade session for October meeting at 5pm
- Send school bus stop contact to all Supervisors

NINTH ORDER OF BUSINESS:

ADJOURNMENT

On a MOTION by Supervisor Davis, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board adjourned the meeting at 8 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 October 27, 2026.

Heath Beckett, Secretary

Erica Miro, Chair

EXHIBIT 6



*Saddle Creek Preserve
Community Development District*

Financial Statements - Unaudited

September 30, 2026



Saddle Creek Preserve CDD
Balance Sheet
September 30, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Total
<u>Assets:</u>						
Operating Account - BU	\$ 67,628	\$ -	\$ -	\$ -	\$ -	\$ 67,628
Money Market - BU	602,745	-	-	-	-	602,745
State Board Assessment	-	161,781	-	-	-	161,781
Investments:						
Revenue Trust Fund	-	-	174,049	261,022	-	435,071
Interest Fund	-	-	-	-	-	-
Reserve Fund	-	-	156,750	143,826	-	300,576
Construction Fund	-	-	-	-	2	2
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable - On Roll	27,872	2,926	14,454	13,292	-	58,544
Due from Other Funds	30,396	60,547	-	-	-	90,943
Prepaid Items	2,144	-	-	-	-	2,144
Total Assets:	730,785	225,254	345,253	418,140	2	\$ 1,719,433
<u>Liabilities:</u>						
Accounts Payable	8,331	-	-	-	-	\$ 8,331
Accrued Expenses	7,294	-	-	-	-	\$ 7,294
Due to Other Funds	60,547	-	15,836	14,560	-	90,943
Deferred Revenue - On Roll	27,872	2,926	14,454	13,292	-	58,544
Total Liabilities:	104,043	2,926	30,290	27,852	-	\$ 165,111
<u>Fund Balance:</u>						
Nonspendable	2,144	-	-	-	-	2,144
Assigned	-	222,327	-	-	-	222,327
Restricted	-	-	314,963	390,288	2	705,253
Unassigned	624,598	-	-	-	-	624,598
Total Liabilities & Fund Balance:	730,785	225,254	345,253	418,140	2	\$ 1,719,433

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

	FY2026 Adopted Budget	FY2026 Actual SEPTEMBER	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	\$ 604,543	\$ -	\$ 576,671	\$ (27,872)	95.39%
Interest	4,108	1,679	26,753	22,645	651.23%
Miscellaneous	-	-	287	287	-
Total Revenue	\$ 608,651	\$ 1,679	\$ 603,711	\$ (4,940)	99.19%
Expenditures					
General Administrative					
Supervisor Compensation	12,000	1,600	7,600	(4,400)	63.33%
FICA Expenses	918	-	126	(792)	13.71%
Engineering Services	15,000	1,155	3,218	(11,783)	21.45%
Dissemination Agent	8,111	-	7,500	(611)	92.47%
Assessment Administration	5,732	417	5,000	(732)	87.23%
Arbitrage	900	-	-	(900)	0.00%
Attorney Fees	25,000	9,272	54,508	29,508	218.03%
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	30,000	(16,350)	64.73%
Information Technology	1,947	125	1,500	(447)	77.04%
Website Maintenance	1,298	-	-	(1,298)	0.00%
Postage & Delivery	500	24	1,541	1,041	308.24%
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	-	401	(599)	40.09%
Office Supplies	100	-	-	(100)	0.00%
Dues, Licenses and Subscriptions	175	-	175	-	100.00%
Total General Administrative	145,698	16,260	124,197	(21,501)	85.24%
Operations and Maintenance					
Field					
Property Insurance	17,600	-	18,944	1,344	107.64%
Field Management	18,056	1,417	17,000	(1,056)	94.15%
Landscape Maintenance	117,400	6,900	82,800	(34,600)	70.53%
Landscape Replacement	25,000	-	30,043	5,043	120.17%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	3,080	18,980	800	104.40%
Streetlights	40,000	3,276	39,542	(458)	98.85%
Electric	5,500	203	2,256	(3,244)	41.01%
Water & Sewer	1,500	122	2,836	1,336	189.07%
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	4,325	(10,675)	28.83%
General Repairs & Maintenance	12,000	-	1,420	(10,580)	11.83%
Contingency	7,000	-	15,879	8,879	226.84%
Total Field	291,836	15,347	235,194	(56,642)	80.59%
Amenity					
Amenity Electric	14,400	844	8,578	(5,822)	59.57%
Amenity Water	5,000	94	1,760	(3,240)	35.21%
Internet	1,650	170	1,860	210	112.73%
Pest Control	1,520	126	1,470	(50)	96.71%
Janitorial Services	14,000	675	8,180	(5,820)	58.43%
Security Services	30,000	513	7,267	(22,733)	24.22%
Pool Maintenance	19,200	1,702	20,397	1,197	106.23%
Amenity Repairs & Maintenance	12,000	1,836	11,182	(818)	93.18%
Amenity Management	10,300	750	9,000	(1,300)	87.38%

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

	FY2026 Adopted Budget	FY2026 Actual SEPTEMBER	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Amenity Center Operations	<u>108,070</u>	<u>6,711</u>	<u>69,694</u>	<u>(38,376)</u>	<u>64.49%</u>
Total Operations & Maintenance	<u>399,906</u>	<u>22,058</u>	<u>429,086</u>	<u>(95,017)</u>	<u>107.30%</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>38,318</u>	<u>440,062</u>	<u>(200,662)</u>	<u>73.51%</u>
Revenues Over/(Under) Expenditures	<u>\$ 9,999</u>	<u>\$ (36,639)</u>	<u>\$ 163,649</u>	<u>\$ 195,722</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			163,649	195,722	
FUND BALANCE, ENDING			<u>\$ 626,741</u>	<u>\$ 195,722</u>	

Saddle Creek Preserve CDD

Capital Reserves

Statement of Revenue, Expenditures, and Change in Fund Balance

For the period from October 1, 2025 through September 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	\$ 1,642	\$ 6,656	\$ 5,014	-
Assessments	63,473	60,103	(3,370)	-
Total Revenue	\$ 63,473	\$ 66,759	\$ 1,644	0.00%
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	-	-	-	-
Revenues Over/(Under) Expenditures	63,473	66,759	-	-
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	116,521	66,759	(53,048)	
FUND BALANCE, ENDING	\$ 179,994	\$ 222,327	\$ (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 September 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 313,500	\$ 299,046	\$ (14,454)	95.39%
Interest	4,974	11,057	6,083	222.29%
Miscellaneous	154,180	-	(154,180)	-
Total Revenue	\$ 472,654	\$ 310,103	\$ (162,551)	65.61%
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	(797)		-0.49%
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	(797)	-	
FUND BALANCE, ENDING	\$ 315,934	\$ 314,963	\$ (971)	



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 September 30, 2026

	FY2026 Adopted Budget	FY2026 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	\$ 288,301	\$ 275,009	(13,292)	95.39%
Interest	5,369	11,688	6,319	217.69%
Miscellaneous	235,253	-	(235,253)	-
Total Revenue	\$ 528,923	\$ 286,697	\$ (242,226)	54.20%
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	1,367	(239,272)	0.57%
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	1,367	(239,272)	
FUND BALANCE, ENDING	\$ 240,639	\$ 390,288	\$ (239,272)	



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

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



Saddle Creek Preserve CDD						
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	45,413.93	\$ 150,802.47
01/06/2026	200071	Vesta Property Services	Invoice: FSP-3004 (Reference: Landscape Maintenance Dec 25.)	6,900.00	143,902.47
01/07/2026	2032	US Bank	Invoice: 430186 (Reference: Monthly Pool Service Jan 26.)	1,300.00	142,602.47
01/07/2026	010726ACH1	Spectrum	Trustee Fees Series 2020 11/1/25 -10/31/26	4,444.69	138,157.78
01/09/2026	200072	Vesta District Services	4347 Trotters Way 12/18/25 - 1/17/26	150.00	138,007.78
01/09/2026	200073	Vesta Property Services	Invoice: 430317 (Reference: Management Fees Jan 26.)	4,625.00	133,382.78
			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
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		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
09/01/2026	090126BOS1	Veronica L. Thomas	BOS Meeting 8/25/26	200.00	113,137.15
09/02/2026	200199	Fast Property Services, LLC	Invoice: FSP-4761 (Reference: Dead Pine Tree Removal.) Invoice: FSP-4762 (Reference: Landscap...	5,020.00	108,117.15
09/02/2026	200200	Kayla Pozniak	Invoice: 082526 BOS (Reference: BOS Meeting 8/25/26.)	200.00	107,917.15
09/02/2026	200201	Erica F. Miro Smith	Invoice: 082526 BOS (Reference: BOS Meeting 8/25/26.)	200.00	107,717.15
09/02/2026	200202	Angela M. Martinez	Invoice: 082526 BOS (Reference: BOS Meeting 8/25/26.)	200.00	107,517.15
09/02/2026	200203	Clean Star Services of Central FL	Invoice: 18969 (Reference: Trash & Pet Waste Collection Aug 26.)	675.00	106,842.15
09/03/2026	200204	Romaner Graphics	Invoice: 23218 (Reference: Install DOT speed limit signs.)	875.00	105,967.15
09/03/2026	200205	Fast Property Services, LLC	Invoice: FSP-4763 (Reference: Fence Panel Pressure Washing.)	765.00	105,202.15
09/03/2026	200206	Vesta Property Services	Invoice: 434461 (Reference: Monthly Pool Service Sept 25.)	1,352.00	103,850.15
09/08/2026	090826ACH1	Spectrum	4347 Trotters Way 8/18/26 - 9/17/26	170.00	103,680.15
09/08/2026	200207	Vesta District Services	Invoice: 434609 (Reference: Pool Chemicals.)	413.62	103,266.53

09/08/2026	200208	Vesta Property Services	Invoice: WC417 (Reference: Pool Treatments.)	800.00	102,466.53
09/08/2026	200209	All American Lawn & Tree Specialist, LLC	Invoice: 1893 (Reference: Pest Control.)	126.00	102,340.53
09/09/2026	200210	Vesta District Services	Invoice: 434685 (Reference: Billable Expenses - Aug 2026.)	880.82	101,459.71
09/14/2026	200211	Romaner Graphics	Invoice: 23107 (Reference: Install Stop Bars.) Invoice: 23149 (Reference: Sign Installation.)	6,075.00	95,384.71
09/14/2026	200212	Vesta District Services	Invoice: 434835 (Reference: Management Fees Sept 26.)	6,375.00	89,009.71
09/14/2026	200213	Tampa Swap LLC	Invoice: 091126- (Reference: Ceiling Fan Installation & secure damaged ADA Pool Chair.)	550.00	88,459.71
09/14/2026	091426ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR	1,416.22	87,043.49
09/14/2026	091426ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP	30.98	87,012.51
09/14/2026	091426ACH3	Lakeland Electric	4347 TROTTERS WY # REC	618.09	86,394.42
09/17/2026	091726ACH1	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1	1,854.65	84,539.77
09/17/2026	200214	Landmark Engineering & Surveying Corp	Invoice: 2210014-63 (Reference: Engineering Services Aug 26.)	1,155.00	83,384.77
09/17/2026	200215	Averett Septic Tanks	Invoice: i286564 (Reference: Lift station service call.) Invoice: i286562 (Reference: Lift st...	350.00	83,034.77
09/17/2026	200216	Kilinski Van Wyk PLLC	Invoice: 15931 (Reference: Legal Services Aug 26.) Invoice: 11175 (Reference: Legal Services ...	5,206.10	77,828.67
09/18/2026	091826ACH1	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2	73.08	77,755.59
09/18/2026	091826ACH2	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3	93.78	77,661.81
09/21/2026	092126ACH1	Lakeland Electric	4515 Saddle Creek Road # SWP-1	96.58	77,565.23
09/22/2026	200217	Averett Septic Tanks	Invoice: i277264 (Reference: Lift Station Clean out.)	825.00	76,740.23
09/23/2026	092326ACH1	City of Auburndale	Water Billing 8/1/26 - 8/31/26	74.62	76,665.61
09/23/2026	092326ACH2	City of Auburndale	Water Billing 8/1/26 - 8/31/26	33.04	76,632.57
09/23/2026	092326ACH3	City of Auburndale	Water Billing 8/1/26 - 8/31/26	79.75	76,552.82
09/28/2026	200218	Tampa Swap LLC	Invoice: 092326- (Reference: Emergency Water Leak repair.)	550.00	76,002.82
09/29/2026	092926BOS1	Veronica L. Thomas	BOS Meeting 9/22/26	200.00	75,802.82
09/30/2026	200219	Erica F. Miro Smith	Invoice: 092226 BOS (Reference: BOS Meeting 9/22/26.)	200.00	75,602.82
09/30/2026	200220	Clean Star Services of Central FL	Invoice: 19238 (Reference: Cleaning & Trash & Pet Services Sept 26.)	675.00	74,927.82
09/30/2026	200221	Fast Property Services, LLC	Invoice: FSP-4767 (Reference: Landscape Maintenance Sept 26.)	6,900.00	68,027.82
09/30/2026	200222	Kayla Pozniak	Invoice: 092226 BOS (Reference: BOS Meeting 9/22/26.)	200.00	67,827.82
09/30/2026	200223	Angela M. Martinez	Invoice: 092226 BOS (Reference: BOS Meeting 9/22/26.)	200.00	67,627.82
09/30/2026		BU - month end balance		-	45,709.33 \$ 67,627.82

