Your Community.
Our Commitment.

SADDLE CREEK PRESERVE OF POLK COUNTY

COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Date/Time:
Thursday
November 19, 2026
4:00 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 **Thursday, November 19, 2026** at **4:00 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: Thursday, November 19, 2026
Time: 4:00 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: **ADMINISTRATIVE MATTERS**

A. Administration of Oath of Office for Newly Elected Supervisors **WALK-ON EXHIBIT A**
- Seat 2: Erica Miro Smith (Unopposed)
- Seat 3: Angela Martinez (Unopposed)

B. Review of Sunshine and Public Record Laws

References:
- Guide to Sunshine Amendment & Code of Ethics for Public Officers & Employees
- Government in the Sunshine Manual
- Free Resources for Required Ethics Training
- Florida League of Cities Free Four-hour Ethics Training Video

C. Adoption of **Resolution 2027-01, Designating Officers** **WALK-ON EXHIBIT B**

D. Adoption of **Resolution 2027-02, Re-scheduling Date of Landowners' Election** (6 p.m. - December 11, 2026) **WALK-ON EXHIBIT C**

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

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

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

C. Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services* **EXHIBIT 2**

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. Consideration of Facility Use Request – December 5, 2026 (Miro)

FIFTH ORDER OF BUSINESS: **CONSENT AGENDA**

A. Approval of the Minutes of the Board of Supervisors Special Meeting Held October 27, 2026 **EXHIBIT 4**

B. Approval of the Minutes of the Board of Supervisors Regular Meeting Held October 27, 2026 **EXHIBIT 5**

C. Acceptance of the Unaudited October 2026 Financial Statements **EXHIBIT 6**

SIXTH ORDER OF BUSINESS: **SUPERVISOR REQUESTS**

SEVENTH ORDER OF BUSINESS: **AUDIENCE COMMENTS**
(Limited to 3 Minutes Per Person)

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

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

Friday, December 11, 2026
6:00 p.m. Landowners Meeting
6:00 p.m. Regular Meeting
Auburndale Historic Depot
120 W Park Street
Auburndale, FL 33823

AGENDA DEADLINE
Noon –December 3, 2026

NINTH ORDER OF BUSINESS: **ACTION ITEMS SUMMARY**
(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS: **ADJOURNMENT**

Saddle Creek Preserve of Polk County Community Development District



Major Roads
- Highways
- Waterbodies
- Parcels

PLSS Townships
PLSS Sections
PLSS Boundaries

HALFFOOT2023
RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Lift Stations

Pond numbers

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

N W E S

WALK-ON
EXHIBIT A

Saddle Creek Preserve of Polk County Community Development District
Board of Supervisors Oath of Office

I, _____, a citizen of the United States of America, a resident of the State of Florida, having been elected as a Supervisor of the District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of Saddle Creek Preserve of Polk County Community Development District, located in Polk County, Florida.

_____
Signature

_____
Date

STATE OF FLORIDA

COUNTY OF POLK

The foregoing oath was administered before me by means of physical presence, this _____ day of _____, 20___ by _____, who is

☐ personally known to me or ☐ who has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District and acknowledged to and before me that she/he took said oath for purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

_____
Notary Public State of Florida

_____
(Print, Type or Stamp Commissioned Name of
Notary Public and the Date the Commission Expires)

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Polk

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Saddle Creek Preserve of Polk County CDD Supervisor

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

WALK-ON
EXHIBIT B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District ("**District**"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

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

PASSED AND ADOPTED this 19th day of November 2026.

ATTEST**:**

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

WALK-ON
EXHIBIT C

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SCHEDULING THE DATE FOR THE LANDOWNERS' MEETING AND ELECTION; AMENDING RESOLUTION 2026-08; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saddle Creek Preserve of Polk County Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Polk County, Florida; and

WHEREAS, on February 24, 2026, the District's Board of Supervisors ("**Board**") adopted Resolution 2026-08, setting the date, time and location for the landowners' meeting and election in accordance with Section 190.006(2), *Florida Statutes*, for November 19, 2026, at 6:00 p.m. at the Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823; and

WHEREAS, the Board desires to ratify the District Manager's and District staff's actions in re-scheduling the date for the landowners' meeting and election to December 11, 2026, at 6:00 p.m. at the Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-08 to reflect the same.

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

SECTION 1. Resolution 2026-08 is hereby amended to reflect the re-scheduled date for the landowners' meeting and election for the following date, time, and location:

DATE:	December 11, 2026
TIME:	6:00 p.m.
LOCATION:	Auburndale Historic Depot 120 W. Park Street Auburndale, Florida 33823

SECTION 2. The actions of the District Manager and District staff in re-scheduling and noticing the landowners' meeting and election are hereby ratified and approved.

SECTION 3. Notice of the landowners' meeting and election shall be published and/or has been published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-08 continue to be in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER 2026.

ATTEST:

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

EXHIBIT 1

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

Service Report

Project: Saddle Creek Preserve CDD

10/24/2026 to 11/13/2026

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
2026-11-09	Pond 4	clear sky 83.44°F 8.05 mph NW	T, A	Planktonic algae bloom again. Tech: Ti C, Ca B, Ch B
2026-11-09	Pond 3A	clear sky 83.55°F 6.91 mph N	GSW	Tech: Ca B, Ti C, Ch B
2026-11-09	Pond 3B	clear sky 83.55°F 6.91 mph N	T, GSW	Tech: Ch B, Ti C, Ca B
2026-11-09	Pond 3C	clear sky 83.55°F 6.91 mph N	GSW, T	Tech: Ca B, Ti C, Ch B
2026-11-09	Pond 3D	clear sky 83.55°F 6.91 mph N	GSW, T	Tech: Ca B, Ch B, Ti C
2026-11-09	Pond 5	clear sky 83.55°F 6.91 mph N	T	Tech: Ca B, Ti C

Service Date	Area Name	Weather Conditions	Action Performed	Notes
2026-11-09	Pond 6A	clear sky 83.55°F 6.91 mph N	T	Tech: Ca B
2026-11-09	Miscellaneous	clear sky 83.55°F 6.91 mph N	MISC	Removed one contractor bag of trash. Tech: Ch B

EXHIBIT 2
PENDING

EXHIBIT 3

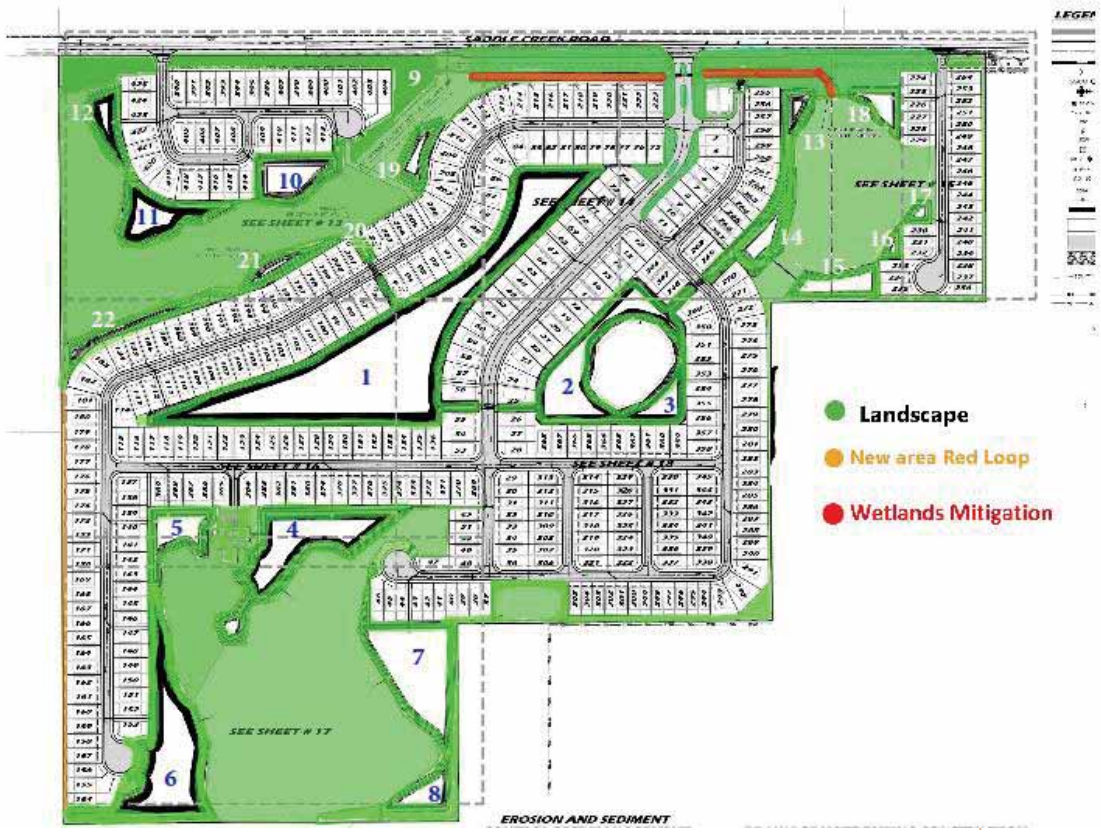
Field Operations Report
for
Saddle Creek
Community Development District
November 2026

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 install
  - Handicap Chair.
    - Inspected for damage.
  - Pool Furniture.
    - Inspected and placed in correct locations.
  - Fans.
  - Painting Exterior.
    - Meeting vendors onsite to assess.
  - Pressure Washing.
  - Bathrooms.
    - Monitoring weekly for any damages
      - Toilets.
      - Sinks.
      - Outdoor Shower.
      - Faucets.
  - Fire Extinguisher.
    - Housing is missing.
      - New housing ordered.

- Communication with Ray.
  - Entrance enhancements.
  - Maintenance request.
  - Pool Area.
  - Pressure washing.
  - Faucets.
- Alligator signs.
  - Adjusted as needed per location.

Saddle Creek



Pool area.











Pool Bathrooms









Red Loop Cul-De-Sac



Pond 4





Pond 5











Yellow Trail
Green Space.





Pond 17



Main Entrance









Gator Signs



THANK YOU

Michael Bush

Mbush@VESTAPROPERTSERVICES.COM

Saddle Creek Field Requests

Entry #	Date	Subject	Requester		Request	Response
22	11/9/2026 8:22:51 PM	Ponds (water quality, trash, vegetation, NOT fountains)	Mulero	4316 Trotters Way Saddle creek Preserve	Please, perform maintenance at the far end of the lake. There is a lot of vegetation in it, and it doesn't look the way it did when we bought the house. Pond end Trotters Way and Red Loop.	GHS addressed during site visit
20	10/22/2026 6:09:24 PM	Other	Holmes	4323 Trotters Way	I have called to get assistance with concerns for a large alligators entering community area and residence area. They confirmed pick up with community approval. Incident number: 877 609 for the alligators removal	Beckett email: FWC contact information on website to report, provide DM w/case # to authorize trapper access

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, October 27, 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 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
Kayla Pozniak (S5)	Board Supervisor, Assistant Secretary

Also present were:

Veronica Thomas (S4)	Board Supervisor, Vice Chair *(Virtually)*
Heath Beckett	District Manager, Vesta District Services
Michael Bush	Field Manager, Vesta District Services *(Virtually)*
Grace Rinaldi	District Counsel, Kilinski Van Wyk PLLC
Raymond Bobrowiecki	Fast Property Services
Dustin Fetterman	Fast Property Services
Randy Stepp	Owner, Black Sheep Towing

SECOND ORDER OF BUSINESS: **AUDIENCE COMMENTS – AGENDA ITEMS** (Limited to 3 minutes per individual for agenda items)

A comment was made regarding a non-functioning streetlights. Mr. Beckett responded that the streetlight information had been forwarded to Lakeland Electric.

THIRD ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE**

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

A representative of Landmark Engineering was not present.

Staff were notified of a crooked wildlife warning sign on Old Mining.

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

A representative of GHS Environmental was not present. Mr. Beckett read a message from Mr. Burnite regarding the mitigation areas. It was noted that

DRAFT

trash in the ponds continues to be a problem. Ongoing trash removal was noted on the report.

C. EXHIBIT 2: Landscape Maintenance – *Raymond Bobrowiecki, Fast Property Services*

Mr. Bobrowiecki presented the Landscape Maintenance Report and responded to Supervisor questions. Dumping of debris and trash by residents was discussed.

Mr. Bobroweicki was asked to address overgrowth in the area behind Yellow Trail now that the ground is drier.

Ms. Rinaldi responded to a question on escalation protocol for damage in the wetlands, stating that reimbursement could be sought from individual residents for any fines and restoration work required as a result of their unauthorized activity in the wetlands.

Supervisors requested a communication to the residents regarding unauthorized activity in the conservation areas.

Ms. Rinaldi advised that improvements on private property that are negatively impacting District property, staff should be informed, as damaged to District property would require restoration and remediation.

1. Consideration of Landscape Proposals

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

Mr. Bush reviewed the Field Operations Report and presented a proposal for power washing the pool furniture. Mr. Bobroweicki advised that washing pavers would require sand and resealing.

On a MOTION by Supervisor Martinez, SECONDED by Supervisor Davis, WITH ALL IN FAVOR, the Board approved Fast Property Services to power wash the exterior of the amenity center building, the pool furniture, umbrellas, and entrance walkways, in an amount not to exceed $900.00, for Saddle Creek Preserve of Polk County Community Development District.

Mr. Bush noted the repeated repairs to the bathroom sinks which are being pulled away from the walls when improperly used.

Mr. Bush was asked to research the recent fan replacements.

1. <u>Presentation of Field Requests</u>

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

Ms. Rinaldi explained the process for the State and District Oaths of office, and advised of letters sent to residents – one on Yellow Trail regarding dumping grass in the stormwater system, and another on Red Loop regarding improper parking and providing the District's parking policy.

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

Mr. Beckett advised of Big Jay's resignation as the District's towing vendor and introduced Black Sheep Towing. Mr. Stepp responded to staff and Supervisor questions. Ms. Rinaldi reviewed the current direction to District staff regarding parking enforcement, she noted that if vehicles are blocking the sidewalk, residents may contact local law enforcement to report an ADA violation.

Mr. Beckett reviewed the fees for the towing signs and advised of the District's form of agreement.

> On a MOTION by Supervisor Martinez SECONDED by Supervisor Davis WITH ALL IN FAVOR, the Board approved Black Sheep Towing as the new towing service provider, for Saddle Creek Preserve of Polk County Community Development District.

A license agreement assigning parking policy enforcement ability to the HOA for the streets and amenity center was discussed. Ms. Rinaldi will investigate whether the HOA has broader enforcement powers, or if its authority would be restricted solely to the towing rights assigned by the District.

Ms. Rinaldi responded to a question regarding seeking reimbursement or replacement for any damage to District property by an individual.

Mr. Bobroweicki was asked about installing holiday lights at the entrances.

> On a MOTION by Supervisor Martinez, SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the Board approved entrance holiday decorations in the amount of $750.00, for Saddle Creek Preserve of Polk County Community Development District.

1. EXHIBIT 4: Approval of FY 2026 Report of Achieved Goals and Objectives

> On a MOTION by Supervisor Miro SECONDED by Supervisor Pozniak, WITH ALL IN FAVOR, the Board approved the FY 2026 Report of Achieved Goals and Objectives, for Saddle Creek Preserve of Polk County Community Development District.

FOURTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

Supervisor Thomas asked about the banana trees in the conservation area was discussed. The District Engineer will be consulted regarding what is permissible under the permit.

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 5: Approval of the Minutes of the Board of Supervisors Regular Meeting Held September 22, 2026

B. EXHIBIT 6: Acceptance of the Unaudited September 2026 Financial Statements

Mr. Beckett reviewed the financial statement, noting the District ended under budget for Fiscal Year 2026. Supervisors discussed assigning unused funds for additional parking construction.

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On a MOTION by Supervisor Davis, SECONDED by Supervisor Pozniak, 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

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

The next Saddle Creek Preserve of Polk County Community Development District meeting is scheduled for 4:00 p.m., followed by a Landowners' Election meeting scheduled for 6:00 p.m., on November 19, 2026 at Auburndale Historic Depot, 120 W. Park Street, Auburndale, Florida 33823.

Supervisor Thomas advised she will attend virtually; all other Supervisors affirmed their intent to attend the meeting in person.

EIGHTH ORDER OF BUSINESS: ACTION ITEM SUMMARY

District Manager

- Send an email to residents regarding dumping on District property

Field Manager

- Straighten leaning wildlife sign on Old Mining

NINTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Pozniak, SECONDED by Supervisor Miro, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:24 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 November 19, 2026.

_____ _____

Heath Beckett, Secretary Erica Miro, Chair

DRAFT

EXHIBIT 5

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

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FIRST ORDER OF BUSINESS: ROLL CALL

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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
Kayla Pozniak	Board Supervisor, Assistant Secretary

Also present were:

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

SECOND ORDER OF BUSINESS: AUDIENCE COMMENTS

THIRD ORDER OF BUSINESS: SECURITY MATTERS

A. Discussion on Security System Plan

Board direction was to schedule a Closed Session for 4 p.m. on November 19, 2026.

A security-related proposal was requested.

FOURTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Miro, SECONDED by Supervisor Martinez, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:22 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 November 17, 2026.

_____ _____

Heath Beckett, Secretary Erica Miro, Chair

DRAFT

EXHIBIT 6

Saddle Creek Preserve

Community Development District

Financial Statements - Unaudited

October 31, 2026



Saddle Creek Preserve CDD
Balance Sheet
October 31, 2026

	General Fund	Capital Reserve	Debt Service 2020	Debt Service 2022	Construction 2020	Total
Assets:						
Operating Account - BU	$ 14,263	$ -	$ -	$ -	$ -	$ 14,263
Money Market - BU	604,568	-	-	-	-	604,568
State Board Assessment	-	162,337	-	-	-	162,337
Investments:	-	-	-	-	-	
Revenue Trust Fund	-	-	174,967	262,145	-	437,112
Interest Fund	-	-	-	-	-	-
Reserve Fund	-	-	156,750	143,826	-	300,576
Construction Fund	-	-	-	-	2	2
Accounts Receivable	-	-	-	-	-	-
Assessments Receivable - On Roll	533,815	101,526	327,954	300,945	-	1,264,240
Due from Other Funds	30,396	60,547	-	-	-	90,943
Prepaid Items	-	-	-	-	-	-
Total Assets:	**1,183,042**	**324,410**	**659,671**	**706,916**	**2**	**$ 2,874,040**
Liabilities:						
Accounts Payable	22,559	-	-	-	-	$ 22,559
Due to Other Funds	60,547	-	15,836	14,560	-	90,943
Deferred Revenue - On Roll	533,815	101,526	327,954	300,945	-	1,264,240
Total Liabilities:	**616,921**	**101,526**	**343,790**	**315,505**	**-**	**$ 1,377,741**
Fund Balance:						
Nonspendable	-	-	-	-	-	-
Assigned	-	222,884	-	-	-	222,884
Restricted	-	-	315,881	391,411	2	707,294
Unassigned	566,121	-	-	-	-	566,121
Total Liabilities & Fund Balance:	**1,183,042**	**324,410**	**659,671**	**706,916**	**2**	**$ 2,874,040**

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

	FY2027 Adopted Budget	FY2027 Actual OCTOBER	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue					
Special Assessments	$ 505,943	$ -	$ -	$ (505,943)	0.00%
Interest	15,000	1,822	1,822	(13,178)	12.15%
Fund Balance Forward	30,000	-	-	(30,000)	0.00%
Miscellaneous	-	-	-	-	-
Total Revenue	**$ 550,943**	**$ 1,822**	**$ 1,822**	**$ (549,121)**	**0.33%**
Expenditures					
General Administrative					
Supervisor Fees	12,000	-	-	(12,000)	0.00%
FICA Expenses	918	-	-	(918)	0.00%
Engineering Fees	10,000	-	-	(10,000)	0.00%
Attorney Fees	35,000	-	-	(35,000)	0.00%
Annual Audit	4,800	-	-	(4,800)	0.00%
Assessment Administration	5,000	13,388	13,388	8,388	267.75%
Management Fees	45,000	3,750	3,750	(41,250)	8.33%
Information Technology	1,500	-	-	(1,500)	0.00%
Website Hosting & ADA Compliance	3,420	125	125	(3,295)	3.65%
Postage & Delivery	2,000	-	-	(2,000)	0.00%
Meeting Rooms	2,100	-	-	(2,100)	0.00%
Legal Advertising	3,000	144	144	(2,856)	4.81%
Dues, Licenses and Subscriptions	455	-	-	(455)	0.00%
Insurance	25,000	17,628	17,628	(7,372)	70.51%
Dissemination Agent	7,500	7,500	7,500	-	100.00%
Arbitrage	900	-	-	(900)	0.00%
Trustee Fees	9,500	2,144	2,144	(7,356)	22.57%
Total General Administrative	168,093	44,679	44,679	(123,414)	26.58%
Utilities					
Streetlights	40,000	3,258	3,258	(36,742)	8.14%
Electric	5,500	195	195	(5,305)	3.54%
Water & Sewer	1,500	114	114	(1,386)	7.57%
Total Utilities	47,000	3,566	3,566	(43,434)	7.59%
Field					
Field Management	18,056	1,448	1,448	(16,608)	8.02%
Landscape Maintenance	117,400	6,900	6,900	(110,500)	5.88%
Landscape Replacement	25,000	-	-	(25,000)	0.00%
Mitigation Monitoring	4,600	-	-	(4,600)	0.00%
Lake Maintenance	18,180	-	-	(18,180)	0.00%
Sidewalk & Asphalt Maintenance	2,500	-	-	(2,500)	0.00%
Irrigation Repairs	7,500	-	-	(7,500)	0.00%
Lift Station Maintenance	15,000	550	550	(14,450)	3.67%
General Repairs & Maintenance	12,000	-	-	(12,000)	0.00%
Contingency	7,000	1,725	1,725	(5,275)	24.64%
Total Field	227,236	10,623	10,623	(216,613)	4.67%
Amenity					
Amenity Electric	8,400	747	747	(7,653)	8.89%
Amenity Water	5,000	153	153	(4,847)	3.06%
Internet	1,800	170	170	(1,630)	9.44%
Pest Control	1,520	126	126	(1,394)	8.29%
Janitorial Serv ices	8,200	685	685	(7,515)	8.35%
Security Services	50,000	513	513	(49,487)	1.03%
Pool Maintenance	19,200	-	-	(19,200)	0.00%
Amenity Repairs & Maintenance	12,000	-	-	(12,000)	0.00%
Amenity Management	9,375	781	781	(8,594)	8.33%
Contingency	15,000	-	-	(15,000)	0.00%

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

	FY2027 Adopted Budget	FY2027 Actual OCTOBER	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Total Amenity Center Operations	130,495	3,176	3,176	(127,319)	2.43%
Total Operations & Maintenance	**404,731**	**17,364**	**17,364**	**(387,367)**	**4.29%**
Total Expenditures	**572,824**	**62,043**	**62,043**	**(510,781)**	**10.83%**
Revenues Over/(Under) Expenditures	**$ (21,881)**	**$ (60,221)**	**$ (60,221)**	**$ (38,340)**	
OTHER FINANCING SOURCES/(USES)					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-	
FUND BALANCE BEGINNING			626,342		
Net Changes in fund balance			(60,221)	(38,340)	
FUND BALANCE, ENDING			**$ 566,121**	**$ (38,340)**	

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

	FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	$ -	$ 556	$ 556	-
Assessments	98,600	-	(98,600)	-
Total Revenue	**$ 98,600**	**$ 556**	**$ (98,044)**	**0.00%**
Expenditures				
Lift Station Improvements	-	-	-	-
Total Expenditures	-	-	-	-
Revenues Over/(Under) Expenditures	98,600	556	-	-
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	222,327		
Net Changes in fund balance	151,648	556	(53,048)	
FUND BALANCE, ENDING	$ 215,121	$ 222,884	$ (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, 2026 through October 31, 2026

	FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	$ 313,500	$ -	$ (313,500)	0.00%
Interest	-	918	918	#DIV/0!
Miscellaneous	-	-	-	-
Total Revenue	**$ 313,500**	**$ 918**	**$ (312,582)**	**0.29%**
Expenditures				
Interest Expense				
June 15,2027	93,650	-	(93,650)	0.00%
Dec 15, 2027	91,775	-	(91,775)	0.00%
Principal Retirement				-
June 15,2027	125,000	-	(125,000)	0.00%
Total Expenditures	310,425	-	(310,425)	0.00%
Revenues Over/(Under) Expenditures	3,075	918		29.85%
OTHER FINANCING SOURCES/(USES)				
Transfers In		-	-	-
Transfers Out		-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	154,180	314,963		
Net Changes in fund balance	3,075	918	-	
FUND BALANCE, ENDING	$ 157,255	$ 315,881	$ 158,626	

Saddle Creek Preserve CDD
Debt Service Series 2022
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2026 through October 31, 2026

	FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Special Assessments - Net	$ 287,653	$ -	(287,653)	0.00%
Interest	-	1,123	1,123	#DIV/0!
Miscellaneous	-	-	-	-
Total Revenue	**$ 287,653**	**$ 1,123**	**$ (286,529)**	**0.39%**
Expenditures				
Interest Expense				
June 15,2027	82,901	-	(82,901)	0.00%
Dec 15, 2027	82,901	-	(82,901)	0.00%
Principal Retirement				-
Dec 15, 2027	120,000	-	(120,000)	0.00%
Total Expenditures	**285,803**	**-**	**(285,803)**	**-**
Revenues Over/(Under) Expenditures	1,850	1,123	(727)	60.72%
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	-	390,288	-	
Net Changes in fund balance	1,850	1,123	(727)	
FUND BALANCE, ENDING	$ 1,850	$ 391,411	$ (727)	

Saddle Creek Preserve CDD
Acquisition & Construction 2020
Statement of Revenue, Expenditures, and Change in Fund Balance
For the period from October 1, 2026 through October 31, 2026

	FY2027 Adopted Budget	FY2027 Actual Year-to-Date	Over (Under) Annual Budget	% of Budget
Revenue				
Interest	$ -	$ 0	$ -	-
Total Revenue	**-**	**0**	**-**	-
Expenditures				
Miscellaneous Expenses	-	-	-	-
Total Expenditures	**-**	**-**	**-**	-
Revenues Over/(Under) Expenditures	-	-		-
OTHER FINANCING SOURCES/(USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
TOTAL OTHER FINANCING SOURCES/(USES)	-	-	-	-
FUND BALANCE BEGINNING	-	2	-	
Net Changes in fund balance	-	0	-	
FUND BALANCE, ENDING	$ -	$ 2	$ -	

Saddle Creek Preserve CDD
Check Register

Date	Num	Name	Memo	Debit	Credit	Balance
09/30/2026			**Beginning Balance - Bank United**			**$ 67,627.82**
10/01/2026	2044	Egis Insurance Advisors, LLC	FY Insurance Policy #100126474 10/01/26 - 10/01/27		17,628.00	49,999.82
10/05/2026	200224	Complete IT Corp	Invoice: 21599 (Reference: Security Monitoring Oct 26.)		513.00	49,486.82
10/05/2026	200225	Business Observer, Inc.	Invoice: 26-02086K (Reference: Legal Advertising.)		70.00	49,416.82
10/07/2026	200226	All American Lawn & Tree Specialist, LLC	Invoice: 2531 (Reference: Pest Control Oct 26.)		126.00	49,290.82
10/07/2026	100726ACH1	Spectrum	4347 Trotters Way 9/18/26 - 8/17/26		170.00	49,120.82
10/08/2026	200227	Vesta Property Services	Invoice: WC434 (Reference: Pool Chemicals.)		350.00	48,770.82
10/13/2026	200228	Kilinski Van Wyk PLLC	Invoice: 16168 (Reference: Legal Services Sept 26.)		4,214.15	44,556.67
10/13/2026	200229	Vesta District Services	Invoice: 433069 (Reference: Billable Expenses - May 2026.) Invoice: 435441 (Reference: Manage...		7,058.84	37,497.83
10/13/2026	200230	GHS Environmental	Invoice: 2026-694 (Reference: Aquatic Weed Control Sept 26.) Invoice: 2026-693 (Reference: A...		3,080.00	34,417.83
10/14/2026	101426ACH1	Lakeland Electric	4347 TROTTERS WY # REC		732.80	33,685.03
10/14/2026	101426ACH2	Lakeland Electric	4283 BRIDLE BOOSTER WY # SWP		30.27	33,654.76
10/19/2026	101926ACH1	Lakeland Electric	4515 SADDLE CREEK RD # ENTR		1,421.39	32,233.37
10/19/2026	101926ACH2	Lakeland Electric	LIGHTING DIST # SADDLE CREEK PH 1		1,854.65	30,378.72
10/19/2026	101926ACH3	Lakeland Electric	4515 SADDLE CREEK RD # SWP-3		111.57	30,267.15
10/19/2026	101926ACH4	Lakeland Electric	4515 SADDLE CREEK RD # SWP-2		75.18	30,191.97
10/19/2026	101926ACH5	Lakeland Electric	4515 Saddle Creek Road # SWP-1		97.11	30,094.86
10/20/2026	200231	Complete IT Corp	Invoice: 21019 (Reference: Install Surge Protector.) Invoice: 21266 (Reference: Security Moni...		5,071.45	25,023.41
10/20/2026	200232	Fast Property Services, LLC	Invoice: FSP-4768 (Reference: Dead Tree Removal.) Invoice: FSP-4774 (Reference: Pond Access I...		1,725.00	23,298.41
10/20/2026	200233	Vesta District Services	Invoice: 435273 (Reference: Billable Expenses - Sep 2026.)		760.47	22,537.94
10/22/2026	102226ACH1	City of Auburndale	9/1/26 - 9/30/26 Water Billing		94.01	22,443.93
10/22/2026	102226ACH2	City of Auburndale	9/1/26 - 9/30/26 Water Billing		33.04	22,410.89
10/22/2026	102226ACH3	City of Auburndale	9/1/26 - 9/30/26 Water Billing		88.88	22,322.01
10/26/2026	200234	Business Observer, Inc.	Invoice: 26-02347K (Reference: Legal Advertising.)		74.38	22,247.63
10/28/2026	200235	Fast Property Services, LLC	Invoice: FSP-4773 (Reference: Landscape Maintenance Oct 26.)		6,900.00	15,347.63
10/28/2026	200236	Gannet Florida LocalIQ	Invoice: 0007865906 (Reference: Legal Advertising.)		399.57	14,948.06
10/29/2026	200237	Clean Star Services of Central FL	Invoice: 19507 (Reference: Cleaning, Trash & Pet Stations Oct 26.)		685.00	14,263.06
10/31/2026			**BU - month end balance**	**-**	**53,364.76**	**$ 14,263.06**