

*Saddle Creek Preserve of Polk County
Community Development District*

Meeting Agenda

August 23, 2022

AGENDA

Saddle Creek Preserve of Polk County

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 16, 2022

**Board of Supervisors
Saddle Creek Preserve of Polk County
Community Development District**

Dear Board Members:

The next meeting of the Board of Supervisors of the **Saddle Creek Preserve of Polk County Community Development District** will be held **Tuesday, August 23, 2022 at 1:00 PM** at **The Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

Zoom Video Join Link: <https://us06web.zoom.us/j/86547964211>

Call-In Information: 1-646-876-9923

Meeting ID: 865 4796 4211

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at jburns@gmscfl.com)
3. Approval of Minutes of the May 24, 2022 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the District's Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-10 Adoption of the District's Fiscal Year 2023 Budget and Appropriating Funds
 - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2022-11 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2022-12 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Discussion Regarding Removal of Fence
7. Presentation of Fiscal Year 2021 Audit Report
8. Staff Reports

¹ Comments will be limited to three (3) minutes

- A. Attorney
- B. Engineer
 - i. Ratification of Stormwater Management Analysis Report
- C. Field Manager's Report
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Tucker Paving Change Orders
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

MINUTES

**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 Tuesday, **May 24, 2022** at 1:12 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Scott Shapiro	Chairman
Mike Seney	Vice Chairman
Lori Campagna	Assistant Secretary
Kelly Evans <i>via Zoom</i>	Assistant Secretary
Ben Pridgeon	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Jake Whealdon	KE Law
Jennifer Kilinski <i>via Zoom</i>	KE Law
Clayton Smith	GMS
Todd Amaden	Landmark Engineer

The following is a summary of the discussions and actions taken at the May 24, 2022 Saddle Creek Preserve of Polk County Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four members present constituting a quorum and one member via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present or on the Zoom call.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 26, 2022
Board of Supervisors Meeting**

Ms. Burns asked for any questions, comments, or corrections to the April 26, 2022 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Ms. Campagna, seconded by Mr. Shapiro, with all in favor, the Minutes of the April 26, 2022 Board of Supervisor's Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-08 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 23, 2022), Declaring Special Assessment, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

Ms. Burns noted that the administrative portion was relatively the same. She noted that there were a couple of increases to the line items. They did reduce the legal advertising down from \$10,000 to \$2,500 now that they do not have to do the monthly meetings and they are not anticipating any assessment ads.

Ms. Burns noted that field expenses were based on the development timeline included and some of the future phases for the landscaping and the landscaping replacement line items as well as the lake maintenance. She noted that they got that information from Ben for when things were anticipated to come online. She also stated that they would be reviewing some proposals today. She noted that beyond what was in the proposals today, they were not accounting for a lot more in Phase 2.

Ms. Evans asked what the field management for the \$15,750 in the field expenditures was. Ms. Burns answered that it was for the field manager and to oversee the field contracts that was in the CDD contract. She noted that they usually do it for \$7,500 when landscaping was turned over to the CDD and then those contracts go in place, which then increases to \$15,000 at amenity opening to oversee all the pool contracts, janitorial, doing the site visits, field managers' reports and to oversee the vendors. Ms. Evans asked if that was in their current management contract or was that an additional contract that they had not reviewed yet. Ms. Burns stated that it was a line item in the existing contract on the fee schedule.

Ms. Burns stated that for the amenity portion they did include a full year with anticipation that it would open prior to the start of Fiscal Year 2023. She noted that these were based on similar facilities in the area with contracts in place for janitorial and pool maintenance at other facilities. She noted that they did have amenities, repair and maintenance and contingency. She stated that for security services there was about \$15,000 in there if the Board wanted to include some holiday weekend patrols, etc. She stated that they do have \$15,000 in there this year, which they anticipated would cover the initial access cards if those were not in the contract as well as security cameras that are not generally included in the bill. She stated that if they already have that installed next year and they have the key cards that they need to give out to everyone, it would be up to the Board and is an area that they could reduce. She suggested leaving something in there so that they could hire off duty officers on holiday weekends, etc. She noted that there would be very few residents at the beginning. Ms. Campagna asked if they could verify if the key cards were included. Mr. Shapiro responded yes. Ms. Burns asked if they could let them know if the security cameras were wired. She stated that once everything was in, they would arrange internet installations. She noted that there had been some strange delays on internet installations from the providers at facilities. She stated that if they needed them to get involved with the utility provider before opening to let them know.

Ms. Burns stated that they were waiting on some numbers from Horner on the mitigation monitoring. She noted that they went ahead and left the current amount in there, but once they verify with an actual amount, even if it was less than that, they could bring it down at the time of adoption, but that they did leave it at the higher amount. She stated that the current operations and maintenance amount per lot was \$775 per lot, and it would be an increase to \$1,422.45.

Ms. Burns stated that she thinks they were right to do the notice at the higher amount and that it would give them more flexibility going forward. She asked if there was anything anyone wanted to change or move around. She stated that this was their cap amount. She noted for build out purposes, there was not a sufficient capital reserve transfer noted and that it was only a place holder at \$5,000. Ms. Evans asked if they accounted for the club house coming online and having to adjust that for insurance purposes because it doesn't look high enough. Ms. Burns stated that the \$5,000 in the administrative was the general liability and operators. Ms. Burns noted that it may be a little low until they have the actual plans. She noted that the insurance rates have gone up recently. She stated that by the time they get to August, they would have an actual figure from

them, and they would take the contingency, or they have \$10,000 in repairs & maintenance on a new facility that they probably would not need and would be able to shift that to that category at the time of adoption if it is a little low. She stated that it would probably be closer to \$7,000.

Ms. Burns stated that the proposed hearing date included in the resolution was August 23rd at 1:00 p.m. at this location.

On MOTION by Ms. Campagna, seconded by Mr. Pridgeon, with all in favor, Resolution 2022-08 Approving the Proposed FY 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the 2022/2023 Budget and Imposition of Operations and Maintenance Assessments for August 23, 2022 at 1:00 p.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-09 Designating a Date, Time, and Location for a Landowners Meeting and Election

Ms. Burns stated that this landowners' election was required to be held on November 1st, 2022. She stated that if it was okay with the Board, they would pick a central Polk County location and line the meetings up. She noted that there were quite a few of them to line up that day. She stated that the location was at the Lake Alfred Library and they did not need the full Board there. She noted that they just needed an authorized proxy holder from Lennar, and they could sign it to whoever would be there that day as the landowner for the bulk acreage, so they only need one person. She stated that it would be at 11:40 a.m. on November 1st at the Lake Alfred Library.

On MOTION by Ms. Campagna, seconded by Mr. Pridgeon, with all in favor, Resolution 2022-09 Designating a Date, Time, and Location for a Landowners Meeting and Election as November 1, 2022 at 11:40 a.m. at the Lake Alfred Library, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Whealdon had nothing to report at this time.

B. Engineer

Ms. Burns stated that their newly appointed District engineer, Todd Amaden, was on the line. Mr. Amaden stated that he did not have anything to report yet.

C. Field Manager's Report

i. Consideration of Landscape Proposals

Mr. Smith stated that in the agenda his report starts off with the scope and maps that he created for Saddle Creek that details the specs for landscape maintenance, the areas, and all that was involved. It was then sent to the bidders, and they received three bids. He noted that the bids were in order of the price. He stated that Duval was the low price at a total of \$38,511. Mr. Pridgeon asked if they should be bidding the future landscaping for Phase 2 also. Mr. Smith responded no that right now he had them bid what was currently there. He stated that he supplied them the scope, the map and the fee summary to each one. Individuals of each service was laid out. The essential services for Prince and Sons, Inc. was \$55,596. Ms. Campagna asked if that was mulch included. Mr. Smith responded no and that the \$55,596 was the essential services only and the extra services was \$2,750, which totaled to \$58,346. He stated that Prince and Sons, Inc. was the highest bidder. The middle bidder was Weber Environmental Services, Inc. at \$54,940. After discussion with the Board, they decided to go with the Prince and Sons, Inc. It was also discussed that there should be some communication with Prince and Sons, Inc discussing that if they are awarded the contract, there would be expectations from the Board for them to stay on top of the landscape maintenance and make sure the entrance looks good.

On MOTION by Mr. Shapiro, seconded by Ms. Campagna, with all in favor, Awarding the Landscape Proposal Contract to Prince and Sons, Inc., was approved.

Ms. Campagna advised Mr. Smith to get with Mr. Pridgeon or herself to do a walk through with Prince and Sons, Inc. so that they could clearly communicate what their expectations were.

Ms. Evans asked Mr. Smith if he would provide the Board a report every month now. Mr. Smith responded yes, going forward he would start providing a report now that they have some contracts in place.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register totaling \$163,031.92 through May 15, 2022.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, the Check Register totaling \$163,031.92, was approved.

Ms. Burns stated that they got a form back from Danielle Fence for the fence that was no longer going to be installed. They were going to send the deposit amount back minus \$1,000 restocking fee. She noted that those funds would be returned, and that they could use those rather than sending another O&M funding request for the next couple of months. They would just replenish the account to pay O&M invoices from that credit that was sent back.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials were in the package for review and questions. There was no action needed and these were through April 30th.

iii. Ratification of:

a) Series 2020 Requisitions #71 and #72

b) Summary of Series 2022 Phase 2 Requisitions #1 to #14

Ms. Burns stated that Series 2020 Requisitions #71 and #72 as well as Series 2022 Phase 2 Requisition #1 to #14 have all been approved and just need to be ratified by the Board.

On MOTION by Ms. Campagna, seconded by Mr. Pridgeon, with all in favor, Series 2020 Requisitions #71 and #72 and Summary of Series 2022 Phase 2 Requisitions #1 to #14, were ratified.

iv. Presentation of Number of Registered Voters – 0

Ms. Burns stated that they were required to determine the number of registered voters within the District as of April 15th and that number was zero.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

May 24, 2022

Saddle Creek Preserve of Polk County CDD

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2022-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Saddle Creek Preserve of Polk County Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022, and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, has

considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A”**, as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended (if applicable), shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Saddle Creek Preserve of Polk County Community Development District for the Fiscal Year Ending September 30, 2023”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2020)	\$ _____
DEBT SERVICE FUND (SERIES 2022)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total

appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 23rd DAY OF AUGUST, 2022.

ATTEST:

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

Secretary/Assistant Secretary

By:_____

Its:_____

Saddle Creek Preserve of Polk County
Community Development District

Proposed Budget
FY 2023



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Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - On Roll	\$173,600	\$173,600	\$0	\$173,600	\$ 318,629
Assessments - Direct	\$0	\$0	\$0	\$0	\$ 89,772
Developer Contributions	\$175,745	\$5,175	\$ (190)	\$4,985	\$ -

Total Revenues	\$ 349,345	\$ 178,775	\$ (190)	\$ 178,585	\$ 408,402
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Expenditures

Administrative

Supervisor Fees	\$7,200	\$4,400	\$1,200	\$5,600	\$7,200
Engineer Fees	\$15,000	\$0	\$2,500	\$2,500	\$15,000
Attorney Fees	\$25,000	\$11,218	\$4,167	\$15,385	\$25,000
Annual Audit	\$2,900	\$4,900	\$0	\$4,900	\$6,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$5,208	\$1,250	\$6,458	\$7,500
Arbitrage	\$1,000	\$0	\$450	\$450	\$900
Management Fees	\$36,050	\$30,042	\$6,008	\$36,050	\$37,853
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$8,082
Information Technology	\$1,800	\$1,500	\$300	\$1,800	\$1,800
Website Maintenance	\$1,200	\$1,000	\$200	\$1,200	\$1,200
Telephone	\$250	\$0	\$0	\$0	\$0
Postage & Delivery	\$500	\$153	\$83	\$236	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Copies	\$500	\$21	\$83	\$104	\$500
Legal Advertising	\$10,000	\$1,246	\$1,667	\$2,912	\$3,300
Other Current Charges	\$2,000	\$1,520	\$480	\$2,000	\$2,000
Office Supplies	\$400	\$14	\$67	\$81	\$400
Travel Per Diem	\$550	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$ 125,025	\$ 75,614	\$ 18,455	\$ 94,068	\$ 128,232
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Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Operations & Maintenance

Field Expenditures

Property Insurance	\$5,000	\$0	\$833	\$833	\$10,000
Field Management	\$15,000	\$0	\$4,375	\$4,375	\$15,750
Landscape Maintenance	\$40,000	\$18,516	\$9,266	\$27,782	\$75,000
Landscape Replacement	\$5,000	\$0	\$833	\$833	\$8,500
Mitigation Monitoring	\$25,000	\$0	\$4,167	\$4,167	\$25,000
Lake Maintenance	\$10,000	\$5,500	\$2,200	\$7,700	\$13,200
Streetlights	\$12,600	\$14,564	\$3,500	\$18,064	\$25,000
Electric	\$5,000	\$933	\$210	\$1,143	\$5,000
Water & Sewer	\$5,000	\$0	\$833	\$833	\$3,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$83	\$83	\$2,500
Irrigation Repairs	\$2,500	\$0	\$417	\$417	\$5,000
General Repairs & Maintenance	\$5,000	\$0	\$833	\$833	\$7,500
Contingency	\$5,000	\$0	\$833	\$833	\$5,000

Subtotal Field Expenses	\$ 135,600	\$ 39,512	\$ 28,384	\$ 67,897	\$ 200,450
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Amenity Expenditures

Amenity - Electric	\$14,400	\$0	\$2,400	\$2,400	\$14,400
Amenity - Water	\$5,000	\$0	\$833	\$833	\$5,000
Playground Lease	\$14,000	\$0	\$0	\$0	\$0
Internet	\$3,000	\$0	\$500	\$500	\$3,000
Pest Control	\$720	\$0	\$120	\$120	\$720
Janitorial Service	\$5,400	\$0	\$900	\$900	\$5,400
Security Services	\$15,000	\$0	\$2,500	\$2,500	\$15,000
Pool Maintenance	\$16,200	\$0	\$2,700	\$2,700	\$16,200
Amenity Repairs & Maintenance	\$5,000	\$0	\$833	\$833	\$10,000
Contingency	\$5,000	\$0	\$833	\$833	\$5,000

Subtotal Amenity Expenditures	\$ 83,720	\$ -	\$ 11,620	\$ 11,620	\$ 74,720
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Total Operations & Maintenance	\$ 219,320	\$ 39,512	\$ 40,004	\$ 79,517	\$ 275,170
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Other Expenditures

Capital Reserves	\$5,000	\$0	\$5,000	\$5,000	\$5,000
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Total Other Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
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Total Expenditures	\$ 349,345	\$ 115,126	\$ 63,459	\$ 178,585	\$ 408,402
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Excess Revenues/(Expenditures)	\$ -	\$ 63,649	\$ (63,649)	\$ -	\$ -
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Net Assessments	\$408,402
Add: Discounts & Collections 7%	\$30,740
Gross Assessments	\$439,141

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	224.00	224.00	1.00	\$318,629	\$1,422.45	\$1,529.52
Unplatted	63.11	201.00	0.31	\$89,772	\$446.63	\$480.24
	287.11	425.00		\$408,402		

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau and Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds as well as one other anticipated bond issuance. Governmental Management Services-Central Florida, LLC, provides these services.

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Copies

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Mitigation Monitoring

To provide scheduled monitoring of mitigation areas located throughout the District

Lake Maintenance

The District has contracted with Sitex Aquatics for the care and maintenance of its ponds which includes shoreline grass, brush and vegetation control.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2020

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 313,500	\$ 313,500	\$ -	\$ 313,500	\$ 313,500
Interest Income	\$ -	\$ 317	\$ -	\$ 317	\$ -
Carry Forward Surplus	\$ 106,148	\$ 106,148	\$ -	\$ 106,148	\$ 107,565
Total Revenues	\$ 419,648	\$ 419,965	\$ -	\$ 419,965	\$ 421,065
Expenses					
Interest- 12/15	\$ 101,200	\$ 101,200	\$ -	\$ 101,200	\$ 99,825
Principal - 6/15	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 6/15	\$ 101,200	\$ 101,200	\$ -	\$ 101,200	\$ 99,825
Total Expenditures	\$ 312,400	\$ 312,400	\$ -	\$ 312,400	\$ 314,650
Excess Revenues/(Expenditures)	\$ 107,248	\$ 107,565	\$ -	\$ 107,565	\$ 106,415

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 12/15/23	<u>\$98,388</u>
Total	<u>\$98,388</u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	89	\$111,161	\$1,250	\$1,344
Single Family - 50'	135	\$202,339	\$1,500	\$1,612
	224	\$313,500		

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
12/15/22	\$	5,285,000.00	\$	-	\$	99,825.00	\$ 311,025.00
06/15/23	\$	5,285,000.00	\$	115,000.00	\$	99,825.00	\$ -
12/15/23	\$	5,170,000.00	\$	-	\$	98,387.50	\$ 313,212.50
06/15/24	\$	5,170,000.00	\$	115,000.00	\$	98,387.50	\$ -
12/15/24	\$	5,055,000.00	\$	-	\$	96,950.00	\$ 310,337.50
06/15/25	\$	5,055,000.00	\$	120,000.00	\$	96,950.00	\$ -
12/15/25	\$	4,935,000.00	\$	-	\$	95,450.00	\$ 312,400.00
06/15/26	\$	4,935,000.00	\$	120,000.00	\$	95,450.00	\$ -
12/15/26	\$	4,815,000.00	\$	-	\$	93,650.00	\$ 309,100.00
06/15/27	\$	4,815,000.00	\$	125,000.00	\$	93,650.00	\$ -
12/15/27	\$	4,690,000.00	\$	-	\$	91,775.00	\$ 310,425.00
06/15/28	\$	4,690,000.00	\$	130,000.00	\$	91,775.00	\$ -
12/15/28	\$	4,560,000.00	\$	-	\$	89,825.00	\$ 311,600.00
06/15/29	\$	4,560,000.00	\$	135,000.00	\$	89,825.00	\$ -
12/15/29	\$	4,425,000.00	\$	-	\$	87,800.00	\$ 312,625.00
06/15/30	\$	4,425,000.00	\$	140,000.00	\$	87,800.00	\$ -
12/15/30	\$	4,285,000.00	\$	-	\$	85,700.00	\$ 313,500.00
06/15/31	\$	4,285,000.00	\$	145,000.00	\$	85,700.00	\$ -
12/15/31	\$	4,140,000.00	\$	-	\$	82,800.00	\$ 313,500.00
06/15/32	\$	4,140,000.00	\$	150,000.00	\$	82,800.00	\$ -
12/15/32	\$	3,990,000.00	\$	-	\$	79,800.00	\$ 312,600.00
06/15/33	\$	3,990,000.00	\$	155,000.00	\$	79,800.00	\$ -
12/15/33	\$	3,835,000.00	\$	-	\$	76,700.00	\$ 311,500.00
06/15/34	\$	3,835,000.00	\$	160,000.00	\$	76,700.00	\$ -
12/15/34	\$	3,675,000.00	\$	-	\$	73,500.00	\$ 310,200.00
06/15/35	\$	3,675,000.00	\$	165,000.00	\$	73,500.00	\$ -
12/15/35	\$	3,510,000.00	\$	-	\$	70,200.00	\$ 308,700.00
06/15/36	\$	3,510,000.00	\$	175,000.00	\$	70,200.00	\$ -
12/15/36	\$	3,335,000.00	\$	-	\$	66,700.00	\$ 311,900.00
06/15/37	\$	3,335,000.00	\$	180,000.00	\$	66,700.00	\$ -
12/15/37	\$	3,155,000.00	\$	-	\$	63,100.00	\$ 309,800.00
06/15/38	\$	3,155,000.00	\$	190,000.00	\$	63,100.00	\$ -
12/15/38	\$	2,965,000.00	\$	-	\$	59,300.00	\$ 312,400.00
06/15/39	\$	2,965,000.00	\$	195,000.00	\$	59,300.00	\$ -
12/15/39	\$	2,770,000.00	\$	-	\$	55,400.00	\$ 309,700.00
06/15/40	\$	2,770,000.00	\$	205,000.00	\$	55,400.00	\$ -
12/15/40	\$	2,565,000.00	\$	-	\$	51,300.00	\$ 311,700.00
06/15/41	\$	2,565,000.00	\$	215,000.00	\$	51,300.00	\$ -
12/15/41	\$	2,350,000.00	\$	-	\$	47,000.00	\$ 313,300.00
06/15/42	\$	2,350,000.00	\$	220,000.00	\$	47,000.00	\$ -
12/15/42	\$	2,130,000.00	\$	-	\$	42,600.00	\$ 309,600.00
06/15/43	\$	2,130,000.00	\$	230,000.00	\$	42,600.00	\$ -
12/15/43	\$	1,900,000.00	\$	-	\$	38,000.00	\$ 310,600.00
06/15/44	\$	1,900,000.00	\$	240,000.00	\$	38,000.00	\$ -

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE		PRINCIPAL		INTEREST		TOTAL	
12/15/44	\$	1,660,000.00	\$	-	\$	33,200.00	\$	311,200.00	
06/15/45	\$	1,660,000.00	\$	250,000.00	\$	33,200.00	\$	-	
12/15/45	\$	1,410,000.00	\$	-	\$	28,200.00	\$	311,400.00	
06/15/46	\$	1,410,000.00	\$	260,000.00	\$	28,200.00	\$	-	
12/15/46	\$	1,150,000.00	\$	-	\$	23,000.00	\$	311,200.00	
06/15/47	\$	1,150,000.00	\$	270,000.00	\$	23,000.00	\$	-	
12/15/47	\$	880,000.00	\$	-	\$	17,600.00	\$	310,600.00	
06/15/48	\$	880,000.00	\$	280,000.00	\$	17,600.00	\$	-	
12/15/48	\$	600,000.00	\$	-	\$	12,000.00	\$	309,600.00	
06/12/49	\$	600,000.00	\$	295,000.00	\$	12,000.00	\$	-	
12/15/49	\$	305,000.00	\$	-	\$	6,100.00	\$	313,100.00	
06/15/50	\$	305,000.00	\$	305,000.00	\$	6,100.00	\$	311,100.00	
				\$	5,500,000.00	\$	3,875,933.96	\$	9,375,933.96

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$ -	\$ 188,914	\$ 94,457	\$ 283,371	\$ 287,653
Interest Income	\$ -	\$ 191	\$ -	\$ 191	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 220,705

Total Revenues	\$ -	\$ 189,105	\$ 94,457	\$ 283,562	\$ 508,358
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Expenses

Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 90,514
Principal - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Interest - 6/15	\$ -	\$ 62,857	\$ -	\$ 62,857	\$ 88,808

Total Expenditures	\$ -	\$ 62,857	\$ -	\$ 62,857	\$ 309,321
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Other Financing Sources/(Uses)

Bond Proceeds	\$ -	\$ 143,826	\$ -	\$ 143,826	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ 143,826	\$ -	\$ 143,826	\$ -
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Excess Revenues/(Expenditures)	\$ -	\$ 270,074	\$ 94,457	\$ 364,531	\$ 199,036
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*Carry forward less amount in Reserve funds.

Series 2022

Principal - 12/15/23	\$110,000
Interest - 12/15/23	\$88,808
Total	\$198,808

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	55	\$ 68,727	\$1,250	\$1,344
Single Family - 50'	146	\$ 218,926	\$1,500	\$1,612
	201	\$ 287,653		

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/22	\$ 5,155,000.00	\$ 130,000.00	\$ 90,513.75	\$ -
06/15/23	\$ 5,025,000.00	\$ -	\$ 88,807.50	\$ 309,321.25
12/15/23	\$ 5,025,000.00	\$ 110,000.00	\$ 88,807.50	\$ -
06/15/24	\$ 4,915,000.00	\$ -	\$ 87,363.75	\$ 286,171.25
12/15/24	\$ 4,915,000.00	\$ 110,000.00	\$ 87,363.75	\$ -
06/15/25	\$ 4,805,000.00	\$ -	\$ 85,920.00	\$ 283,283.75
12/15/25	\$ 4,805,000.00	\$ 115,000.00	\$ 85,920.00	\$ -
06/15/26	\$ 4,690,000.00	\$ -	\$ 84,410.63	\$ 285,330.63
12/15/26	\$ 4,690,000.00	\$ 115,000.00	\$ 84,410.63	\$ -
06/15/27	\$ 4,455,000.00	\$ -	\$ 82,901.25	\$ 282,311.88
12/15/27	\$ 4,455,000.00	\$ 120,000.00	\$ 82,901.25	\$ -
06/15/28	\$ 4,455,000.00	\$ -	\$ 81,326.25	\$ 284,227.50
12/15/28	\$ 4,455,000.00	\$ 125,000.00	\$ 81,326.25	\$ -
06/15/29	\$ 4,330,000.00	\$ -	\$ 79,388.75	\$ 285,715.00
12/15/29	\$ 4,330,000.00	\$ 125,000.00	\$ 79,388.75	\$ -
06/15/30	\$ 4,205,000.00	\$ -	\$ 77,451.25	\$ 281,840.00
12/15/30	\$ 4,205,000.00	\$ 130,000.00	\$ 77,451.25	\$ -
06/15/31	\$ 4,075,000.00	\$ -	\$ 75,436.25	\$ 282,887.50
12/15/31	\$ 4,075,000.00	\$ 135,000.00	\$ 75,436.25	\$ -
06/15/32	\$ 3,800,000.00	\$ -	\$ 73,343.75	\$ 283,780.00
12/15/32	\$ 3,800,000.00	\$ 140,000.00	\$ 73,343.75	\$ -
06/15/33	\$ 3,800,000.00	\$ -	\$ 71,173.75	\$ 284,517.50
12/15/33	\$ 3,800,000.00	\$ 145,000.00	\$ 71,173.75	\$ -
06/15/34	\$ 3,655,000.00	\$ -	\$ 68,745.00	\$ 284,918.75
12/15/34	\$ 3,800,000.00	\$ 150,000.00	\$ 68,745.00	\$ -
06/15/35	\$ 3,800,000.00	\$ -	\$ 66,232.50	\$ 284,977.50
12/15/35	\$ 3,655,000.00	\$ 155,000.00	\$ 66,232.50	\$ -
06/15/36	\$ 3,655,000.00	\$ -	\$ 63,636.25	\$ 284,868.75
12/15/36	\$ 3,505,000.00	\$ 160,000.00	\$ 63,636.25	\$ -
06/15/37	\$ 3,505,000.00	\$ -	\$ 60,956.25	\$ 284,592.50
12/15/37	\$ 3,350,000.00	\$ 165,000.00	\$ 60,956.25	\$ -
06/15/38	\$ 3,350,000.00	\$ -	\$ 58,192.50	\$ 284,148.75
12/15/38	\$ 3,190,000.00	\$ 170,000.00	\$ 58,192.50	\$ -
06/15/39	\$ 3,190,000.00	\$ -	\$ 55,345.00	\$ 283,537.50
12/15/39	\$ 3,025,000.00	\$ 175,000.00	\$ 55,345.00	\$ -
06/15/40	\$ 3,025,000.00	\$ -	\$ 52,413.75	\$ 282,758.75
12/15/40	\$ 2,855,000.00	\$ 180,000.00	\$ 52,413.75	\$ -
06/15/41	\$ 2,855,000.00	\$ -	\$ 49,398.75	\$ 281,812.50
12/15/41	\$ 2,680,000.00	\$ 185,000.00	\$ 49,398.75	\$ -
06/15/42	\$ 2,315,000.00	\$ -	\$ 46,300.00	\$ 280,698.75
12/15/42	\$ 2,315,000.00	\$ 190,000.00	\$ 46,300.00	\$ -
06/15/43	\$ 2,125,000.00	\$ -	\$ 42,500.00	\$ 278,800.00
12/15/43	\$ 2,125,000.00	\$ 200,000.00	\$ 42,500.00	\$ -
06/15/44	\$ 1,925,000.00	\$ -	\$ 38,500.00	\$ 281,000.00
12/15/44	\$ 1,925,000.00	\$ 210,000.00	\$ 38,500.00	\$ -
06/15/45	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ 282,800.00
12/15/45	\$ 1,715,000.00	\$ 215,000.00	\$ 34,300.00	\$ -
06/15/46	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ 279,300.00
12/15/46	\$ 1,500,000.00	\$ 225,000.00	\$ 30,000.00	\$ -
06/15/47	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ 280,500.00
12/15/47	\$ 1,275,000.00	\$ 235,000.00	\$ 25,500.00	\$ -

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
06/15/48	\$	1,040,000.00	\$	-	\$	20,800.00	\$ 281,300.00
12/15/48	\$	1,040,000.00	\$	245,000.00	\$	20,800.00	\$ -
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$ 281,700.00
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$ -
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$ 281,700.00
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$ -
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$ 281,300.00
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$ 280,500.00
			\$	5,155,000.00	\$	3,418,456.77	\$ 8,573,456.77

SECTION B

SECTION 1

RESOLUTION 2022-11_

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”**, and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B”**.

B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Saddle Creek Preserve of Polk County
Community Development District

Proposed Budget
FY 2023



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Saddle Creek Preserve of Polk County
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - On Roll	\$173,600	\$173,600	\$0	\$173,600	\$ 318,629
Assessments - Direct	\$0	\$0	\$0	\$0	\$ 89,772
Developer Contributions	\$175,745	\$5,175	\$ (190)	\$4,985	\$ -

Total Revenues	\$ 349,345	\$ 178,775	\$ (190)	\$ 178,585	\$ 408,402
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Expenditures

Administrative

Supervisor Fees	\$7,200	\$4,400	\$1,200	\$5,600	\$7,200
Engineer Fees	\$15,000	\$0	\$2,500	\$2,500	\$15,000
Attorney Fees	\$25,000	\$11,218	\$4,167	\$15,385	\$25,000
Annual Audit	\$2,900	\$4,900	\$0	\$4,900	\$6,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$5,000	\$5,208	\$1,250	\$6,458	\$7,500
Arbitrage	\$1,000	\$0	\$450	\$450	\$900
Management Fees	\$36,050	\$30,042	\$6,008	\$36,050	\$37,853
Trustee Fees	\$5,000	\$4,041	\$0	\$4,041	\$8,082
Information Technology	\$1,800	\$1,500	\$300	\$1,800	\$1,800
Website Maintenance	\$1,200	\$1,000	\$200	\$1,200	\$1,200
Telephone	\$250	\$0	\$0	\$0	\$0
Postage & Delivery	\$500	\$153	\$83	\$236	\$500
Insurance	\$5,500	\$5,175	\$0	\$5,175	\$5,822
Copies	\$500	\$21	\$83	\$104	\$500
Legal Advertising	\$10,000	\$1,246	\$1,667	\$2,912	\$3,300
Other Current Charges	\$2,000	\$1,520	\$480	\$2,000	\$2,000
Office Supplies	\$400	\$14	\$67	\$81	\$400
Travel Per Diem	\$550	\$0	\$0	\$0	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$ 125,025	\$ 75,614	\$ 18,455	\$ 94,068	\$ 128,232
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Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Operations & Maintenance

Field Expenditures

Property Insurance	\$5,000	\$0	\$833	\$833	\$10,000
Field Management	\$15,000	\$0	\$4,375	\$4,375	\$15,750
Landscape Maintenance	\$40,000	\$18,516	\$9,266	\$27,782	\$75,000
Landscape Replacement	\$5,000	\$0	\$833	\$833	\$8,500
Mitigation Monitoring	\$25,000	\$0	\$4,167	\$4,167	\$25,000
Lake Maintenance	\$10,000	\$5,500	\$2,200	\$7,700	\$13,200
Streetlights	\$12,600	\$14,564	\$3,500	\$18,064	\$25,000
Electric	\$5,000	\$933	\$210	\$1,143	\$5,000
Water & Sewer	\$5,000	\$0	\$833	\$833	\$3,000
Sidewalk & Asphalt Maintenance	\$500	\$0	\$83	\$83	\$2,500
Irrigation Repairs	\$2,500	\$0	\$417	\$417	\$5,000
General Repairs & Maintenance	\$5,000	\$0	\$833	\$833	\$7,500
Contingency	\$5,000	\$0	\$833	\$833	\$5,000

Subtotal Field Expenses	\$ 135,600	\$ 39,512	\$ 28,384	\$ 67,897	\$ 200,450
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Amenity Expenditures

Amenity - Electric	\$14,400	\$0	\$2,400	\$2,400	\$14,400
Amenity - Water	\$5,000	\$0	\$833	\$833	\$5,000
Playground Lease	\$14,000	\$0	\$0	\$0	\$0
Internet	\$3,000	\$0	\$500	\$500	\$3,000
Pest Control	\$720	\$0	\$120	\$120	\$720
Janitorial Service	\$5,400	\$0	\$900	\$900	\$5,400
Security Services	\$15,000	\$0	\$2,500	\$2,500	\$15,000
Pool Maintenance	\$16,200	\$0	\$2,700	\$2,700	\$16,200
Amenity Repairs & Maintenance	\$5,000	\$0	\$833	\$833	\$10,000
Contingency	\$5,000	\$0	\$833	\$833	\$5,000

Subtotal Amenity Expenditures	\$ 83,720	\$ -	\$ 11,620	\$ 11,620	\$ 74,720
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Total Operations & Maintenance	\$ 219,320	\$ 39,512	\$ 40,004	\$ 79,517	\$ 275,170
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Other Expenditures

Capital Reserves	\$5,000	\$0	\$5,000	\$5,000	\$5,000
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Total Other Expenditures	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
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Total Expenditures	\$ 349,345	\$ 115,126	\$ 63,459	\$ 178,585	\$ 408,402
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Excess Revenues/(Expenditures)	\$ -	\$ 63,649	\$ (63,649)	\$ -	\$ -
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Net Assessments	\$408,402
Add: Discounts & Collections 7%	\$30,740
Gross Assessments	\$439,141

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	224.00	224.00	1.00	\$318,629	\$1,422.45	\$1,529.52
Unplatted	63.11	201.00	0.31	\$89,772	\$446.63	\$480.24
	287.11	425.00		\$408,402		

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau and Associates for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 bonds as well as one other anticipated bond issuance. Governmental Management Services-Central Florida, LLC, provides these services.

Saddle Creek Preserve at Polk County

Community Development District

General Fund Budget

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Copies

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has contracts with Prince & Sons, Inc. to provide landscaping services throughout the District. These services include mowing, edging, trimming, cleanup, detailing and pruning as well as maintenance of the irrigation systems.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Mitigation Monitoring

To provide scheduled monitoring of mitigation areas located throughout the District

Lake Maintenance

The District has contracted with Sitex Aquatics for the care and maintenance of its ponds which includes shoreline grass, brush and vegetation control.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas. These can include pressure washing, and repairs to fences, monuments, lighting, and other assets.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

Represents estimated cost of leasing agreement for playgrounds to be installed in the community.

Saddle Creek Preserve at Polk County
Community Development District
General Fund Budget

Internet

Internet service will be added for use at the Amenity Facilities.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the estimated costs to provide janitorial services 3 times a week and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenditures:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2020

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Special Assessments	\$ 313,500	\$ 313,500	\$ -	\$ 313,500	\$ 313,500
Interest Income	\$ -	\$ 317	\$ -	\$ 317	\$ -
Carry Forward Surplus	\$ 106,148	\$ 106,148	\$ -	\$ 106,148	\$ 107,565
Total Revenues	\$ 419,648	\$ 419,965	\$ -	\$ 419,965	\$ 421,065
Expenses					
Interest- 12/15	\$ 101,200	\$ 101,200	\$ -	\$ 101,200	\$ 99,825
Principal - 6/15	\$ 110,000	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 6/15	\$ 101,200	\$ 101,200	\$ -	\$ 101,200	\$ 99,825
Total Expenditures	\$ 312,400	\$ 312,400	\$ -	\$ 312,400	\$ 314,650
Excess Revenues/(Expenditures)	\$ 107,248	\$ 107,565	\$ -	\$ 107,565	\$ 106,415

*Carry forward less amount in Reserve funds.

Series 2020	
Interest - 12/15/23	<u>\$98,388</u>
Total	<u>\$98,388</u>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	89	\$111,161	\$1,250	\$1,344
Single Family - 50'	135	\$202,339	\$1,500	\$1,612
	224	\$313,500		

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
12/15/22	\$	5,285,000.00	\$	-	\$	99,825.00	\$ 311,025.00
06/15/23	\$	5,285,000.00	\$	115,000.00	\$	99,825.00	\$ -
12/15/23	\$	5,170,000.00	\$	-	\$	98,387.50	\$ 313,212.50
06/15/24	\$	5,170,000.00	\$	115,000.00	\$	98,387.50	\$ -
12/15/24	\$	5,055,000.00	\$	-	\$	96,950.00	\$ 310,337.50
06/15/25	\$	5,055,000.00	\$	120,000.00	\$	96,950.00	\$ -
12/15/25	\$	4,935,000.00	\$	-	\$	95,450.00	\$ 312,400.00
06/15/26	\$	4,935,000.00	\$	120,000.00	\$	95,450.00	\$ -
12/15/26	\$	4,815,000.00	\$	-	\$	93,650.00	\$ 309,100.00
06/15/27	\$	4,815,000.00	\$	125,000.00	\$	93,650.00	\$ -
12/15/27	\$	4,690,000.00	\$	-	\$	91,775.00	\$ 310,425.00
06/15/28	\$	4,690,000.00	\$	130,000.00	\$	91,775.00	\$ -
12/15/28	\$	4,560,000.00	\$	-	\$	89,825.00	\$ 311,600.00
06/15/29	\$	4,560,000.00	\$	135,000.00	\$	89,825.00	\$ -
12/15/29	\$	4,425,000.00	\$	-	\$	87,800.00	\$ 312,625.00
06/15/30	\$	4,425,000.00	\$	140,000.00	\$	87,800.00	\$ -
12/15/30	\$	4,285,000.00	\$	-	\$	85,700.00	\$ 313,500.00
06/15/31	\$	4,285,000.00	\$	145,000.00	\$	85,700.00	\$ -
12/15/31	\$	4,140,000.00	\$	-	\$	82,800.00	\$ 313,500.00
06/15/32	\$	4,140,000.00	\$	150,000.00	\$	82,800.00	\$ -
12/15/32	\$	3,990,000.00	\$	-	\$	79,800.00	\$ 312,600.00
06/15/33	\$	3,990,000.00	\$	155,000.00	\$	79,800.00	\$ -
12/15/33	\$	3,835,000.00	\$	-	\$	76,700.00	\$ 311,500.00
06/15/34	\$	3,835,000.00	\$	160,000.00	\$	76,700.00	\$ -
12/15/34	\$	3,675,000.00	\$	-	\$	73,500.00	\$ 310,200.00
06/15/35	\$	3,675,000.00	\$	165,000.00	\$	73,500.00	\$ -
12/15/35	\$	3,510,000.00	\$	-	\$	70,200.00	\$ 308,700.00
06/15/36	\$	3,510,000.00	\$	175,000.00	\$	70,200.00	\$ -
12/15/36	\$	3,335,000.00	\$	-	\$	66,700.00	\$ 311,900.00
06/15/37	\$	3,335,000.00	\$	180,000.00	\$	66,700.00	\$ -
12/15/37	\$	3,155,000.00	\$	-	\$	63,100.00	\$ 309,800.00
06/15/38	\$	3,155,000.00	\$	190,000.00	\$	63,100.00	\$ -
12/15/38	\$	2,965,000.00	\$	-	\$	59,300.00	\$ 312,400.00
06/15/39	\$	2,965,000.00	\$	195,000.00	\$	59,300.00	\$ -
12/15/39	\$	2,770,000.00	\$	-	\$	55,400.00	\$ 309,700.00
06/15/40	\$	2,770,000.00	\$	205,000.00	\$	55,400.00	\$ -
12/15/40	\$	2,565,000.00	\$	-	\$	51,300.00	\$ 311,700.00
06/15/41	\$	2,565,000.00	\$	215,000.00	\$	51,300.00	\$ -
12/15/41	\$	2,350,000.00	\$	-	\$	47,000.00	\$ 313,300.00
06/15/42	\$	2,350,000.00	\$	220,000.00	\$	47,000.00	\$ -
12/15/42	\$	2,130,000.00	\$	-	\$	42,600.00	\$ 309,600.00
06/15/43	\$	2,130,000.00	\$	230,000.00	\$	42,600.00	\$ -
12/15/43	\$	1,900,000.00	\$	-	\$	38,000.00	\$ 310,600.00
06/15/44	\$	1,900,000.00	\$	240,000.00	\$	38,000.00	\$ -

Saddle Creek
Community Development District
Series 2020 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
12/15/44	\$	1,660,000.00	\$	-	\$	33,200.00	\$ 311,200.00
06/15/45	\$	1,660,000.00	\$	250,000.00	\$	33,200.00	\$ -
12/15/45	\$	1,410,000.00	\$	-	\$	28,200.00	\$ 311,400.00
06/15/46	\$	1,410,000.00	\$	260,000.00	\$	28,200.00	\$ -
12/15/46	\$	1,150,000.00	\$	-	\$	23,000.00	\$ 311,200.00
06/15/47	\$	1,150,000.00	\$	270,000.00	\$	23,000.00	\$ -
12/15/47	\$	880,000.00	\$	-	\$	17,600.00	\$ 310,600.00
06/15/48	\$	880,000.00	\$	280,000.00	\$	17,600.00	\$ -
12/15/48	\$	600,000.00	\$	-	\$	12,000.00	\$ 309,600.00
06/12/49	\$	600,000.00	\$	295,000.00	\$	12,000.00	\$ -
12/15/49	\$	305,000.00	\$	-	\$	6,100.00	\$ 313,100.00
06/15/50	\$	305,000.00	\$	305,000.00	\$	6,100.00	\$ 311,100.00
				\$	5,500,000.00	\$	3,875,933.96
						\$	9,375,933.96

Saddle Creek Preserve of Polk County

Community Development District

Proposed Budget

Debt Service Fund

Series 2022

Description	Adopted Budget FY2022	Actuals Thru 7/31/22	Projected Next 2 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Revenues

Special Assessments	\$ -	\$ 188,914	\$ 94,457	\$ 283,371	\$ 287,653
Interest Income	\$ -	\$ 191	\$ -	\$ 191	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 220,705

Total Revenues	\$ -	\$ 189,105	\$ 94,457	\$ 283,562	\$ 508,358
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Expenses

Interest - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 90,514
Principal - 12/15	\$ -	\$ -	\$ -	\$ -	\$ 130,000
Interest - 6/15	\$ -	\$ 62,857	\$ -	\$ 62,857	\$ 88,808

Total Expenditures	\$ -	\$ 62,857	\$ -	\$ 62,857	\$ 309,321
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Other Financing Sources/(Uses)

Bond Proceeds	\$ -	\$ 143,826	\$ -	\$ 143,826	\$ -
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Total Other Financing Sources/(Uses)	\$ -	\$ 143,826	\$ -	\$ 143,826	\$ -
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Excess Revenues/(Expenditures)	\$ -	\$ 270,074	\$ 94,457	\$ 364,531	\$ 199,036
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*Carry forward less amount in Reserve funds.

Series 2022

Principal - 12/15/23	\$110,000
Interest - 12/15/23	\$88,808
Total	\$198,808

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 40'	55	\$ 68,727	\$1,250	\$1,344
Single Family - 50'	146	\$ 218,926	\$1,500	\$1,612
	201	\$ 287,653		

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
12/15/22	\$ 5,155,000.00	\$ 130,000.00	\$ 90,513.75	\$ -
06/15/23	\$ 5,025,000.00	\$ -	\$ 88,807.50	\$ 309,321.25
12/15/23	\$ 5,025,000.00	\$ 110,000.00	\$ 88,807.50	\$ -
06/15/24	\$ 4,915,000.00	\$ -	\$ 87,363.75	\$ 286,171.25
12/15/24	\$ 4,915,000.00	\$ 110,000.00	\$ 87,363.75	\$ -
06/15/25	\$ 4,805,000.00	\$ -	\$ 85,920.00	\$ 283,283.75
12/15/25	\$ 4,805,000.00	\$ 115,000.00	\$ 85,920.00	\$ -
06/15/26	\$ 4,690,000.00	\$ -	\$ 84,410.63	\$ 285,330.63
12/15/26	\$ 4,690,000.00	\$ 115,000.00	\$ 84,410.63	\$ -
06/15/27	\$ 4,455,000.00	\$ -	\$ 82,901.25	\$ 282,311.88
12/15/27	\$ 4,455,000.00	\$ 120,000.00	\$ 82,901.25	\$ -
06/15/28	\$ 4,455,000.00	\$ -	\$ 81,326.25	\$ 284,227.50
12/15/28	\$ 4,455,000.00	\$ 125,000.00	\$ 81,326.25	\$ -
06/15/29	\$ 4,330,000.00	\$ -	\$ 79,388.75	\$ 285,715.00
12/15/29	\$ 4,330,000.00	\$ 125,000.00	\$ 79,388.75	\$ -
06/15/30	\$ 4,205,000.00	\$ -	\$ 77,451.25	\$ 281,840.00
12/15/30	\$ 4,205,000.00	\$ 130,000.00	\$ 77,451.25	\$ -
06/15/31	\$ 4,075,000.00	\$ -	\$ 75,436.25	\$ 282,887.50
12/15/31	\$ 4,075,000.00	\$ 135,000.00	\$ 75,436.25	\$ -
06/15/32	\$ 3,800,000.00	\$ -	\$ 73,343.75	\$ 283,780.00
12/15/32	\$ 3,800,000.00	\$ 140,000.00	\$ 73,343.75	\$ -
06/15/33	\$ 3,800,000.00	\$ -	\$ 71,173.75	\$ 284,517.50
12/15/33	\$ 3,800,000.00	\$ 145,000.00	\$ 71,173.75	\$ -
06/15/34	\$ 3,655,000.00	\$ -	\$ 68,745.00	\$ 284,918.75
12/15/34	\$ 3,800,000.00	\$ 150,000.00	\$ 68,745.00	\$ -
06/15/35	\$ 3,800,000.00	\$ -	\$ 66,232.50	\$ 284,977.50
12/15/35	\$ 3,655,000.00	\$ 155,000.00	\$ 66,232.50	\$ -
06/15/36	\$ 3,655,000.00	\$ -	\$ 63,636.25	\$ 284,868.75
12/15/36	\$ 3,505,000.00	\$ 160,000.00	\$ 63,636.25	\$ -
06/15/37	\$ 3,505,000.00	\$ -	\$ 60,956.25	\$ 284,592.50
12/15/37	\$ 3,350,000.00	\$ 165,000.00	\$ 60,956.25	\$ -
06/15/38	\$ 3,350,000.00	\$ -	\$ 58,192.50	\$ 284,148.75
12/15/38	\$ 3,190,000.00	\$ 170,000.00	\$ 58,192.50	\$ -
06/15/39	\$ 3,190,000.00	\$ -	\$ 55,345.00	\$ 283,537.50
12/15/39	\$ 3,025,000.00	\$ 175,000.00	\$ 55,345.00	\$ -
06/15/40	\$ 3,025,000.00	\$ -	\$ 52,413.75	\$ 282,758.75
12/15/40	\$ 2,855,000.00	\$ 180,000.00	\$ 52,413.75	\$ -
06/15/41	\$ 2,855,000.00	\$ -	\$ 49,398.75	\$ 281,812.50
12/15/41	\$ 2,680,000.00	\$ 185,000.00	\$ 49,398.75	\$ -
06/15/42	\$ 2,315,000.00	\$ -	\$ 46,300.00	\$ 280,698.75
12/15/42	\$ 2,315,000.00	\$ 190,000.00	\$ 46,300.00	\$ -
06/15/43	\$ 2,125,000.00	\$ -	\$ 42,500.00	\$ 278,800.00
12/15/43	\$ 2,125,000.00	\$ 200,000.00	\$ 42,500.00	\$ -
06/15/44	\$ 1,925,000.00	\$ -	\$ 38,500.00	\$ 281,000.00
12/15/44	\$ 1,925,000.00	\$ 210,000.00	\$ 38,500.00	\$ -
06/15/45	\$ 1,715,000.00	\$ -	\$ 34,300.00	\$ 282,800.00
12/15/45	\$ 1,715,000.00	\$ 215,000.00	\$ 34,300.00	\$ -
06/15/46	\$ 1,500,000.00	\$ -	\$ 30,000.00	\$ 279,300.00
12/15/46	\$ 1,500,000.00	\$ 225,000.00	\$ 30,000.00	\$ -
06/15/47	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ 280,500.00
12/15/47	\$ 1,275,000.00	\$ 235,000.00	\$ 25,500.00	\$ -

Saddle Creek
Community Development District
Series 2022 Special Assessment Bonds

AMORTIZATION SCHEDULE

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
06/15/48	\$	1,040,000.00	\$	-	\$	20,800.00	\$ 281,300.00
12/15/48	\$	1,040,000.00	\$	245,000.00	\$	20,800.00	\$ -
06/15/49	\$	795,000.00	\$	-	\$	15,900.00	\$ 281,700.00
12/15/49	\$	795,000.00	\$	255,000.00	\$	15,900.00	\$ -
06/15/50	\$	540,000.00	\$	-	\$	10,800.00	\$ 281,700.00
12/15/50	\$	540,000.00	\$	265,000.00	\$	10,800.00	\$ -
06/15/51	\$	275,000.00	\$	-	\$	5,500.00	\$ 281,300.00
12/15/51	\$	275,000.00	\$	275,000.00	\$	5,500.00	\$ 280,500.00
			\$	5,155,000.00	\$	3,418,456.77	\$ 8,573,456.77

**Saddle Creek Preserve
of Polk County
FY 23 Assessment Roll**

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	Product Type	O&M	Series 2020	Series 2022	Total
242812178758000100	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 10	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000110	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 11	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000120	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 12	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000130	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 13	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000140	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 14	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000150	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 15	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000160	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 16	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000170	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 17	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000180	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 18	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000190	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 19	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000200	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 20	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000210	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 21	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000220	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 22	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000230	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 23	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000240	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 24	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000250	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 25	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000260	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 26	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758000270	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 27	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000280	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 28	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000290	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 29	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000300	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 30	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000310	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 31	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000320	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 32	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000330	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 33	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000340	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 34	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000350	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 35	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000360	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 36	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000370	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 37	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000380	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 38	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000390	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 39	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000400	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 40	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000410	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 41	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000420	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 42	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000430	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 43	1	40	\$1,529.52	\$1,344.00		\$2,873.52
242812178758000440	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 44	1	40	\$1,529.52	\$1,344.00		\$2,873.52

[illegible]

[illegible]

[illegible]

[illegible]

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	Product Type	O&M	Series 2020	Series 2022	Total
242812178758003650	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 365	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003660	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 366	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003670	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 367	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003680	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 368	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003690	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 369	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003700	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 370	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003710	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 371	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003720	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 372	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003730	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 373	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003740	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 374	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003750	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 375	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003760	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 376	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003770	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 377	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003780	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 378	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003790	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 379	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003800	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 380	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003810	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 381	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003820	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 382	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003830	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 383	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003840	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 384	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003850	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 385	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003860	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 386	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003870	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 387	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003880	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 388	1	50	\$1,529.52	\$1,612.00		\$3,141.52
242812178758003890	SADDLE CREEK PRESERVE PHASE 1 PB 189 PGS 20-23	LOT 389	1	50	\$1,529.52	\$1,612.00		\$3,141.52
Total Gross Assessments on Roll			224		\$342,612.48	\$337,236.00	\$0.00	\$679,848.48
Total Net Assessments on Roll			224		\$318,629.61	\$313,629.48	\$0.00	\$632,259.09
Direct Billing				Acres				
242801000000024010	N 894 FT OF W 460 FT OF SW1/4 OF SE1/4 & S 1/2 OF	SW1/4 LESS S	62.31	Unplatted	\$95,395.32	\$0.00	\$305,673.79	\$401,069.10
242812000000031010	N1/2 OF NE1/4 OF NW1/4 LESS E 271 FT THEREOF &	LESS THAT PART	0.74	Unplatted	\$1,132.92	\$0.00	\$3,630.21	\$4,763.14
Total Gross Direct Billing			63.05		\$96,528.24	\$0.00	\$309,304.00	\$405,832.24
Total Net Direct Billing					\$89,771.26	\$0.00	\$287,652.72	\$377,423.98
Total Gross Assessments					\$439,140.72	\$337,236.00	\$309,304.00	\$1,085,680.72
Total Net Assessments					\$408,400.87	\$313,629.48	\$287,652.72	\$1,009,683.07

SECTION V

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 23rd day of August 2022

ATTEST:

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

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-2023 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023

The Board of Supervisors of the Saddle Creek Preserve of Polk County Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at The Hampton Inn—Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809, at 1:00 p.m. on the 4th Thursday of each month, unless otherwise indicated as follows:

October 27, 2022

November 24, 2022 (Thanksgiving)

December 22, 2022

January 26, 2023

February 23, 2023

March 23, 2023

April 27, 2023

May 25, 2023

June 22, 2023

July 27, 2023

August 24, 2023

September 28, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VII

**SADDLE CREEK PRESERVE OF POLK COUNTY
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

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

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year ended September 30, 2021 then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$833,618.
- The change in the District's total net position for the fiscal year ended September 30, 2021 was \$842,453, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$80,504, an increase of \$89,339 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, and the remainder is unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and the capital project fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Current and other assets	\$ 466,156	\$ 11,852
Capital assets, net of depreciation	6,295,609	-
Total assets	6,761,765	11,852
Current liabilities	444,685	20,687
Long-term liabilities	5,483,462	-
Total liabilities	5,928,147	20,687
Net position		
Net investment in capital assets	812,147	-
Restricted	203,865	-
Unrestricted	(182,394)	(8,835)
Total net position	\$ 833,618	\$ (8,835)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to capital contributions from the Developer.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 352,796	\$ -
Operating grants and contributions	155,642	54,620
Capital grants and contributions	886,739	-
General revenues		
Miscellaneous income	1,945	-
Total revenues	1,397,122	54,620
Expenses:		
General government	69,686	63,455
Maintenance and operations	4,833	-
Bond issue costs	282,358	-
Interest	197,792	-
Total expenses	554,669	63,455
Change in net position	842,453	(8,835)
Net position - beginning	(8,835)	-
Net position - ending	\$ 833,618	\$ (8,835)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$554,669. The costs of the District's activities were primarily funded by program revenues. Program revenues comprised primarily due to capital contributions from the Developer. In total, expenses increased over the prior year as the result of bond issue costs and interest expense incurred during the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$6,295,609 invested in capital assets for its governmental activities. No depreciation has been taken on the capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2021, the District had \$5,395,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$5,155,000 of Series 2022 Bonds consisting of multiple term bonds with due dates ranging from December 15, 2027 to December 15, 2051 and fixed interest rates ranging from 2.625% to 4.0%. The Bonds were issued to provide funds for the costs of acquiring and constructing infrastructure improvements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

If you have questions about this report or need additional financial information, contact the Saddle Creek Preserve of Polk County Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 104,885
Due from Developer	93,197
Prepaid items	5,175
Restricted assets:	
Investments	262,899
Capital assets:	
Nondepreciable	6,295,609
Total assets	<u>6,761,765</u>
LIABILITIES	
Accounts payable	123,774
Contracts and retainage payable	261,878
Accrued interest payable	59,033
Non-current liabilities:	
Due within one year	110,000
Due in more than one year	5,373,462
Total liabilities	<u>5,928,147</u>
NET POSITION	
Net investment in capital assets	812,147
Restricted for debt service	203,865
Unrestricted	(182,394)
Total net position	<u>\$ 833,618</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 69,686	\$ -	\$ 155,624	\$ -	\$ 85,938
Maintenance and operations	4,833	-	-	886,739	881,906
Interest on long-term debt	197,792	352,796	18	-	155,022
Bond issue costs	282,358	-	-	-	(282,358)
Total governmental activities	554,669	352,796	155,642	886,739	840,508
General revenues:					
Miscellaneous income				1,945	
Total general revenues				1,945	
Change in net position				842,453	
Net position - beginning				(8,835)	
Net position - ending				\$ 833,618	

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 104,885	\$ -	\$ -	\$ 104,885
Investments	-	262,898	1	262,899
Due from Developer	3,492	-	89,705	93,197
Prepaid items	5,175	-	-	5,175
Total assets	<u>\$ 113,552</u>	<u>\$ 262,898</u>	<u>\$ 89,706</u>	<u>\$ 466,156</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 35,069	\$ -	\$ 88,705	\$ 123,774
Contracts and retainage payable	-	-	261,878	261,878
Total liabilities	<u>35,069</u>	<u>-</u>	<u>350,583</u>	<u>385,652</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,175	-	-	5,175
Restricted for:				
Debt service	-	262,898	-	262,898
Unassigned	73,308	-	(260,877)	(187,569)
Total fund balances	<u>78,483</u>	<u>262,898</u>	<u>(260,877)</u>	<u>80,504</u>
Total liabilities and fund balances	<u>\$ 113,552</u>	<u>\$ 262,898</u>	<u>\$ 89,706</u>	<u>\$ 466,156</u>

See notes to the financial statement

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	80,504
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	6,295,609	
Accumulated depreciation	-	6,295,609

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(59,033)	
Bonds payable	(5,483,462)	(5,542,495)
Net position of governmental activities		\$ 833,618

See notes to the financial statement

SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Special assessments	\$ -	\$ 352,796	\$ -	\$ 352,796
Developer contributions	155,624	-	886,608	1,042,232
Miscellaneous income	1,945	-	-	1,945
Interest earnings	-	18	131	149
Total revenues	157,569	352,814	886,739	1,397,122
EXPENDITURES				
Current:				
General government	69,686	-	-	69,686
Maintenance and operations	4,833	-	-	4,833
Debt service:				
Principal	-	105,000	-	105,000
Interest	-	141,809	-	141,809
Bond issuance costs	-	-	282,358	282,358
Capital outlay	-	-	6,295,609	6,295,609
Total expenditures	74,519	246,809	6,577,967	6,899,295
Excess (deficiency) of revenues over (under) expenditures	83,050	106,005	(5,691,228)	(5,502,173)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	143	(143)	-
Original issue premium	-	-	91,512	91,512
Bond proceeds	-	156,750	5,343,250	5,500,000
Total other financing sources (uses)	-	156,893	5,434,619	5,591,512
Net change in fund balances	83,050	262,898	(256,609)	89,339
Fund balances - beginning	(4,567)	-	(4,268)	(8,835)
Fund balances - ending	\$ 78,483	\$ 262,898	\$ (260,877)	\$ 80,504

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$ 89,339
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	6,295,609
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of	105,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(5,500,000)
In connection with the issuance of the Bonds, the original issue premium is reported as a financing source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	(91,512)
Amortization of Bond premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	3,050
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	(59,033)
Change in net position of governmental activities	<u>\$ 842,453</u>

See notes to the financial statements

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Saddle Creek Preserve of Polk County Community Development District (the "District") was established by the Board of County Commissioners of Polk County's approval of Ordinance No. 19-067 effective on November 20, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2021, all of the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations Fd Cl Y	\$ 262,899	S&P AAAm	Weighted average of the fund portfolio: 13 days
	<u>\$ 262,899</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ -	\$ 6,295,609	\$ -	\$ 6,295,609
Total capital assets, not being depreciated	-	6,295,609	-	6,295,609
Governmental activities capital assets, net	\$ -	\$ 6,295,609	\$ -	\$ 6,295,609

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$12,865,000. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. In addition, the project will include irrigation, parks, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the certain improvements will be conveyed to others for ownership and maintenance responsibilities.

NOTE 6 - LONG-TERM LIABILITIES

Series 2020

In October 2020, the District issued \$5,500,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from June 15, 2025 to June 15, 2050 and fixed interest rates ranging from 2.5% to 4%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 1. Principal on the Bonds is to be paid serially commencing June 15, 2021 through June 15, 2050.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2020 Bonds are subject to optional redemption. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2020	\$ -	\$ 5,500,000	\$ 105,000	\$ 5,395,000	\$ 110,000
Plus: Original issue premium	-	91,512	3,050	88,462	-
Total	\$ -	\$ 5,591,512	\$ 108,050	\$ 5,483,462	\$ 110,000

NOTE 6 - LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 110,000	\$ 202,400	\$ 312,400
2023	115,000	199,650	314,650
2024	115,000	196,775	311,775
2025	120,000	193,900	313,900
2026	120,000	190,900	310,900
2027-2031	675,000	897,500	1,572,500
2032-2036	805,000	766,000	1,571,000
2037-2041	985,000	591,600	1,576,600
2042-2046	1,200,000	378,000	1,578,000
2047-2050	1,150,000	117,400	1,267,400
	<u>\$ 5,395,000</u>	<u>\$ 3,734,125</u>	<u>\$ 9,129,125</u>

NOTE 7 - DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$155,624 as of September 30, 2021. In addition, \$3,492 is due from the Developer as of September 30, 2021.

The Developer has agreed to fund the costs of the construction project that exceed proceeds from Bonds issued. In connection with that agreement, Developer contributions to the capital projects fund were \$866,608 as of September 30, 2021. In addition, \$89,705 is due from the Developer as of September 30, 2021.

The Developer owns a portion of land within the District; therefore, assessment revenues in the debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 - CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2021, the District had open contracts for various construction projects. The contracts totaled approximately \$5,468,609, of which approximately \$231,053 was uncompleted at September 30, 2021. See note 11 for additional contracts entered into subsequent to fiscal year end.

NOTE 12 – SUSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$5,155,000 of Series 2022 Bonds consisting of multiple term bonds with due dates ranging from December 15, 2027 to December 15, 2051 and fixed interest rates ranging from 2.625% to 4.0%. The Bonds were issued to provide funds for the costs of acquiring and constructing infrastructure improvements.

Construction Contracts

Subsequent to fiscal year end the District entered into construction contracts that totaled approximately \$2,382,463.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer Contributions	\$ 197,506	\$ 155,624	\$ (41,882)
Miscellaneous	-	1,945	1,945
Total revenues	<u>197,506</u>	<u>157,569</u>	<u>(39,937)</u>
EXPENDITURES			
Current:			
General government	103,846	69,686	34,160
Maintenance and operations	93,660	4,833	88,827
Total expenditures	<u>197,506</u>	<u>74,519</u>	<u>122,987</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	83,050	<u>\$ 83,050</u>
Fund balance - beginning		<u>(4,567)</u>	
Fund balance - ending		<u>\$ 78,483</u>	

See notes to required supplementary information

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	9
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$ -
Independent contractor compensation for FYE 9/30/2021	\$ 6,389,464.81
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Debt service - \$1,344 - \$1,612
Special assessments collected FYE 9/30/2021	\$ 352,796.46
Outstanding Bonds:	
Series 2020, due June 15, 2050,	see Note 6 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 30, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

We have examined Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Supervisors of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Saddle Creek Preserve of Polk County Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 30, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Saddle Creek Preserve of Polk County Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION VIII

SECTION B

SECTION 1

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, *etc.*) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Polk County
Name of stormwater utility, if applicable:	Saddle Creek Preserve CDD
Contact Person	
Name:	Jill Burns
Position/Title:	District Manager
Email Address:	jburns@gmscfl.com
Phone Number:	407-841-5524

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input checked="" type="checkbox"/> | County |
| <input type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Stormwater Management in Polk County requires treatment of runoff (water quality), attenuation of runoff (water quantity), and management of flooding.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	Yes
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	Yes
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	1.00	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	12	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Notes or Comments on any of the above:		

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☒ Asset management system
- ☒ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☐ Past or ongoing budget investments
- ☐ Water quality projects

Other(s):

--

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Service area is the limits of the CDD

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	37	42	48	55	63
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: N/A
<input checked="" type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	42	48	55	63
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	42	48	55	63

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

[illegible]

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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SECTION C

Saddle Creek Preserve CDD

Field Management Report

De-watering Main Pond

- ✚ Appears some de-watering is occurring at the large main pond.
- ✚ Will monitor de-watering for any maintenance concerns.



In Progress – Amenity Construction



- ✚ Monitoring construction of amenity.
- ✚ Will begin obtaining maintenance proposals when amenity is closer to completion.
- ✚ Pool area is in progress.

Additional Items

Site Items: Washed Out MES



- ✚ MES behind Lot 44/43 has washed out and eroded.
- ✚ This will need repaired before conveyance.
- ✚ This has worsened as the MES is not cracked. (*In Conveyance report*)
- ✚ Condition still exists.

Site Items: Future Conveyance

- ✚ In the process of performing conveyance of areas to the CDD.
- ✚ Some areas have prelim checklist items such as not being sodded or completed.
- ✚ Preliminary report made.



Additional Items

Site Items: Irrigation – Entry Landscaping



- Irrigation has decoders installed.
- It was tested and is working.
- Declining oaks have recovered.

Contract Services: Aquatics

- Some concerns with the aquatic vendors performance.
- Addressing concerns with the aquatic vendor.
- Requesting reports and other validation.
- Some minor improvements.



Additional Items

Contract Services: Landscape Maintenance



- ✚ Overall Landscaper is performing well.
- ✚ Beds are detailed and common areas are mowed.
- ✚ Pond areas are being mowed bi-weekly.
- ✚ Landscaper is beginning maintenance of irrigation as well.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith



Revised Landscaping Inspection

18259083520

Reference Number:
Form Name:
Submitter Name:
Submission Date:
Location:

20220721-18259083520
Revised Landscaping Inspection
Clayton Smith (csmith@gmscfl.com) | csmith@gmscfl.com
Jul 21, 2022 1:55:20 PM EDT
3883 White Ibis Rd, Lakeland, FL 33811, USA
Jul 21, 2022 1:55:07 PM EDT [[View Map](#)]

NEW PAGE

Landscaping Status Review

District	Saddle Creek of Polk County
Site Inspected By	Clayton Smith - Field Manager
Overall Landscape Quality	Issues Identified

Issue Details

ISSUE DETAILS

1 OF 10

Issue Details

Date / Time	Jul 21, 2022 11:16:00 AM EDT
GeoLocation	348G+G2 Fussells Corner, FL, USA latitude: 28.066284472822428 altitude: 0.0 longitude: -81.87493644654751 [viewMap]

Action Item Picture**Action Item Description**

Corner of pond area not sodded. area is maintainable and will likely fill in. however may have been in contractors scope. overall will not prevent turnover.

Request Vendor Proposal

No

ISSUE DETAILS**2 OF 10****Issue Details****Date / Time**



Jul 21, 2022 11:16:00 AM EDT

GeoLocation

1622 Deverly Dr, Lakeland, FL 33801, USA
latitude: 28.068006299944308 altitude: 0.0
longitude: -81.87107942998409 [[viewMap](#)]

Action Item Picture**Action Item Description**

Area behind lot 40/41 is washed out and the pond bank is heavily damaged. Previous repair did not persevere. Area will need regraded and sod added for full conveyance. currently causes access issues to this area of the bank for landscape maintenance.

Request Vendor Proposal	No
ISSUE DETAILS	3 OF 10
Issue Details	
Date / Time	Jul 21, 2022 11:16:00 AM EDT
GeoLocation	1622 Deverly Dr, Lakeland, FL 33801, USA latitude: 28.068008666697995 altitude: 0.0 longitude: -81.87146533280611 [viewMap]
Action Item Picture	
Action Item Description	Heavy erosion on pond bank behind lot 44/43. Erosion is progressing up the bank and MES has now cracked in half. Repairs to the MES and bank are needed. Regrade area and repour MES.
Request Vendor Proposal	No
ISSUE DETAILS	4 OF 10
Issue Details	
Date / Time	Jul 21, 2022 11:16:00 AM EDT
GeoLocation	1628 Deverly Dr, Lakeland, FL 33801, USA latitude: 28.06831042736609 altitude: 0.0 longitude: -81.87017351388931 [viewMap]
Action Item Picture	

Optional Sketch Drawing**Action Item Description**

Common area is not complete. No sod or any other landscaping in place as of yet. unclear if this is an open space or will include any items such as benches or plant beds. Currently incomplete. Recommend final complete area before turnover.

Request Vendor Proposal

No

ISSUE DETAILS

5 OF 10

Issue Details**Date / Time**

Jul 21, 2022 11:16:00 AM EDT

GeoLocation

4577 Dewsbury Ct, Lakeland, FL 33801, USA
 latitude: 28.068127596003666 altitude: 0.0
 longitude: -81.86767470091581 [[viewMap](#)]

Action Item Picture



Optional Sketch Drawing



Action Item Description

Entire tract does not appear to have been fully cleared or sodded at this time. many pine trees and other plants remain. some areas also appear to have damages to the grading and will need regraded for final product. Site vendor mentioned area was seeded, seed did not take in many areas and will need additional seed if that is the approach for this tract. recommendation is bush hogged, grading and sod. seed as a second option. Tract also includes a silt fence inside the tract that needs removed.

Request Vendor Proposal

No

ISSUE DETAILS		6 OF 10
Issue Details		
Date / Time	Jul 21, 2022 11:16:00 AM EDT	
GeoLocation	34CJ+2G Fussels Corner, FL, USA latitude: 28.070072751908942 altitude: 0.0	

longitude: -81.86867784708738 [[viewMap](#)]**Action Item Picture****Action Item Description**

Pond has a lot of turbidity. May clear up time.
Continue to monitor pond turbidity.

Request Vendor Proposal

No

ISSUE DETAILS

7 OF 10

Issue Details

Date / Time

Jul 21, 2022 11:16:00 AM EDT

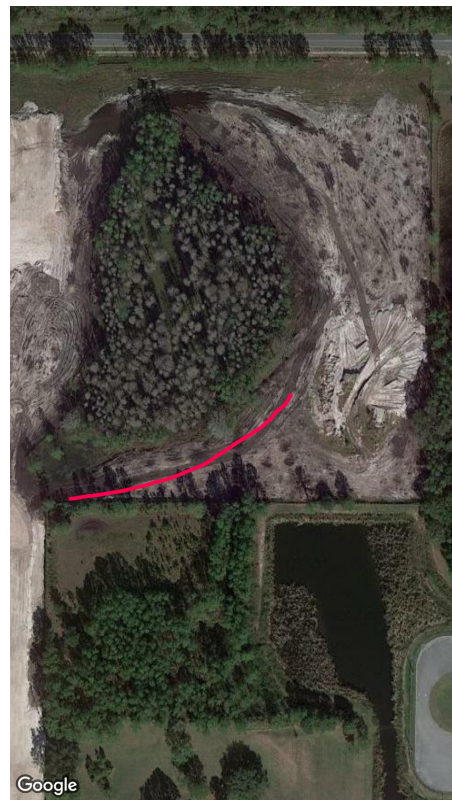
GeoLocation

34CM+F4 Fussels Corner, FL, USA

latitude: 28.071172969747778 altitude: 0.0

longitude: -81.86716005206108 [[viewMap](#)]

Action Item Picture

Optional Sketch Drawing**Action Item Description**

Temporary access road through tract. will need graded and sodded. Can be turned over with this exception. As a note, adjacent property does appear to flood into this tract.

Request Vendor Proposal

No

ISSUE DETAILS

8 OF 10

Issue Details**Date / Time**

Jul 21, 2022 11:16:00 AM EDT

GeoLocation

34FM+69 Fussells Corner, FL, USA

latitude: 28.072979621924016 altitude: 0.0

longitude: -81.86657097190619 [[viewMap](#)]

Action Item Picture

An aerial photograph showing a massive landslide scar. A red circle highlights a specific area on the upper edge of the scar, just below a road. The scar itself is a large, exposed area of light-colored earth and rock, with a dense forest of green trees growing in the center and along the edges. The road above the scar is a two-lane asphalt road with a white line. The surrounding area is covered in dense green forest. The Google logo is visible in the bottom left corner.

Area used as temporary access. not yet sodded. Final grade and sod needed.

No

9 OF 10

Jul 21, 2022 11:16:00 AM EDT

34FM+22 Fussels Corner, FL, USA

latitude: 28.072619595578008 altitude: 0.0

longitude: -81.86750203371048 [[viewMap](#)]

Action Item Picture

**Action Item Description**

Pond bank erosion present. Repair erosion and resod bank. Silt fence still present along pond. Remove silt fence if no longer required.

Request Vendor Proposal

No

ISSUE DETAILS

10 OF 10

Issue Details**Date / Time**

Jul 21, 2022 11:16:00 AM EDT

GeoLocation

34FJ+6J Fussels Corner, FL, USA
latitude: 28.072985242703734 altitude: 0.0
longitude: -81.86840660870075 [[viewMap](#)]

Action Item Picture**Action Item Description**

Entry irrigation does not have power. Decoders not yet in place, appears some wiring work is still needed as well. Meter is set but power is shut off

Request Vendor Proposal	perhaps as other things are tied into it. Irrigation wiring will need completed. Some declining trees and one dead. Replace trees under warranty. No

SECTION D

SECTION 1

Saddle Creek Preserve of Polk County

Community Development District

Summary of Invoices

July 15, 2022 to August 15, 2022

Fund	Date	Check No.'s	Amount
General Fund	7/15/22		\$ 10,453.21
	8/12/22		\$ 9,750.58
Total			\$ 20,203.79

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/15/22	00002	7/01/22 41	202207 310-51300-34000	MANAGEMENT FEES - JUL 22	*	3,004.17	
		7/01/22 41	202207 310-51300-35200	WEBSITE ADMIN - JUL 22	*	100.00	
		7/01/22 41	202207 310-51300-35100	INFORMATION TECH - JUL 22	*	150.00	
		7/01/22 41	202207 310-51300-31300	DISSEMINATION SVCS-JUL 22	*	625.00	
		7/01/22 41	202207 310-51300-51000	OFFICE SUPPLIES	*	.27	
		7/01/22 41	202207 310-51300-42000	POSTAGE	*	4.77	
		7/01/22 41	202207 310-51300-49000	RENT MTG ROOM 5/2	*	160.50	
				GOVERNMENTAL MANAGEMENT SERVICES			4,044.71 000129
7/15/22	00022	7/06/22 3082	202206 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	675.50	
				KE LAW GROUP, PLLC			675.50 000130
7/15/22	00023	7/01/22 6342	202207 320-53800-46200	LANDSCAPE MAINT - JUL 22	*	4,633.00	
				PRINCE & SONS INC.			4,633.00 000131
7/15/22	00028	7/01/22 6371B	202207 320-53800-46000	MTHLY LAKE MAINT - JUL 22	*	1,100.00	
				SITEX AQUATICS			1,100.00 000132
8/11/22	00002	8/01/22 42	202208 310-51300-34000	MANAGEMENT FEES - AUG 22	*	3,004.17	
		8/01/22 42	202208 310-51300-35200	WEBSITE ADMIN - AUG 22	*	100.00	
		8/01/22 42	202208 310-51300-35100	INFORMATION TECH - AUG 22	*	150.00	
		8/01/22 42	202208 310-51300-31300	DISSEMINATION SVCS-AUG 22	*	625.00	
		8/01/22 42	202208 310-51300-42000	POSTAGE	*	58.16	
		8/01/22 42	202208 310-51300-49000	RENT MTG ROOM 5/4	*	80.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,017.58 000133
8/11/22	00023	8/01/22 6534	202208 320-53800-46200	LANDSCAPE MAINT - AUG 22	*	4,633.00	
				PRINCE & SONS INC.			4,633.00 000134
				SCPP SAD CREEK PRES CWRIGHT			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/11/22	00028	8/01/22 6513B	202208 320-53800-46000		*	1,100.00	
		MTHLY LAKE MAINT - AUG 22		SITEX AQUATICS			1,100.00 000135

TOTAL FOR BANK A						20,203.79	
TOTAL FOR REGISTER						20,203.79	

SCPP SAD CREEK PRES CWRIGHT

SECTION 2

Saddle Creek Preserve
Community Development District

Unaudited Financial Reporting
July 31, 2022



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Saddle Creek Preserve

Community Development District

Combined Balance Sheet

July 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 140,732	\$ -	\$ -	\$ 140,732
Capital Projects Account	\$ -	\$ -	\$ 2,223	\$ 2,223
<u>Series 2020</u>				
Reserve	\$ -	\$ 156,750	\$ -	\$ 156,750
Revenue	\$ -	\$ 107,565	\$ -	\$ 107,565
Construction	\$ -	\$ -	\$ 2	\$ 2
<u>Series 2022</u>				
Reserve	\$ -	\$ 143,826	\$ -	\$ 143,826
Revenue	\$ -	\$ 126,248	\$ -	\$ 126,248
Construction	\$ -	\$ -	\$ 1,839,514	\$ 1,839,514
Due from Capital Projects	\$ 1,400	\$ -	\$ -	\$ 1,400
Total Assets	\$ 142,132	\$ 534,389	\$ 1,841,738	\$ 2,518,260
Liabilities:				
Due to General Fund	\$ -	\$ -	\$ 1,400	\$ 1,400
Total Liabilities	\$ (0)	\$ -	\$ 1,400	\$ 1,400
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 264,315	\$ -	\$ 264,315
Debt Service - Series 2022	\$ -	\$ 270,074	\$ -	\$ 270,074
Capital Projects - Series 2020	\$ -	\$ -	\$ 825	\$ 825
Capital Projects - Series 2022	\$ -	\$ -	\$ 1,839,514	\$ 1,839,514
Unassigned	\$ 142,132	\$ -	\$ -	\$ 142,132
Total Fund Balances	\$ 142,132	\$ 534,389	\$ 1,840,338	\$ 2,516,860
Total Liabilities & Fund Balance	\$ 142,132	\$ 534,389	\$ 1,841,738	\$ 2,518,260

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues</u>				
Assessments - Direct	\$ 173,600	\$ 173,600	\$ 173,600	\$ -
Developer Contributions	\$ 175,745	\$ 5,175	\$ 5,175	\$ -
Total Revenues	\$ 349,345	\$ 178,775	\$ 178,775	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 7,200	\$ 6,000	\$ 4,400	\$ 1,600
Engineer Fees	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Dissemination Fees	\$ 5,000	\$ 4,167	\$ 5,208	\$ (1,042)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 1,000	\$ -	\$ -	\$ -
Attorney Fees	\$ 25,000	\$ 20,833	\$ 11,218	\$ 9,615
Audit Fees	\$ 2,900	\$ 4,900	\$ 4,900	\$ -
Trustee Fees	\$ 5,000	\$ 5,000	\$ 4,041	\$ 959
Management Fees	\$ 36,050	\$ 30,042	\$ 30,042	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 250	\$ 208	\$ -	\$ 208
Postage & Delivery	\$ 500	\$ 417	\$ 153	\$ 264
Insurance	\$ 5,500	\$ 5,500	\$ 5,175	\$ 325
Printing & Binding	\$ 500	\$ 417	\$ 21	\$ 396
Legal Advertising	\$ 10,000	\$ 8,333	\$ 1,246	\$ 7,088
Other Current Charges	\$ 2,000	\$ 1,667	\$ 1,520	\$ 147
Office Supplies	\$ 400	\$ 333	\$ 14	\$ 319
Travel Per Diem	\$ 550	\$ 458	\$ -	\$ 458
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 125,025	\$ 108,450	\$ 75,614	\$ 32,836

Saddle Creek Preserve

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Landscape Maintenance	\$ 40,000	\$ 33,333	\$ 18,516	\$ 14,817
Landscape Replacement	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Mitigation Monitoring	\$ 25,000	\$ 20,833	\$ -	\$ 20,833
Lake Maintenance	\$ 10,000	\$ 8,333	\$ 5,500	\$ 2,833
Streetlights	\$ 12,600	\$ 10,500	\$ 14,564	\$ (4,064)
Electric	\$ 5,000	\$ 4,167	\$ 933	\$ 3,234
Water & Sewer	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Sidewalk & Asphalt Maintenance	\$ 500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
General Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Subtotal Field Expenditures	\$ 135,600	\$ 113,833	\$ 39,512	\$ 74,321
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 12,000	\$ -	\$ 12,000
Amenity - Water	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Playground Lease	\$ 14,000	\$ 11,667	\$ -	\$ 11,667
Internet	\$ 3,000	\$ 2,500	\$ -	\$ 2,500
Pest Control	\$ 720	\$ 600	\$ -	\$ 600
Janitorial Service	\$ 5,400	\$ 4,500	\$ -	\$ 4,500
Security Services	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Pool Maintenance	\$ 16,200	\$ 13,500	\$ -	\$ 13,500
Amenity Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Subtotal Amenity Expenditures	\$ 83,720	\$ 69,767	\$ -	\$ 69,767
Total Expenditures	\$ 344,345	\$ 292,050	\$ 115,126	\$ 176,924
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 63,649	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)		\$ -	
Net Change in Fund Balance	\$ -		\$ 63,649	
Fund Balance - Beginning	\$ -		\$ 78,483	
Fund Balance - Ending	\$ -		\$ 142,132	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
Revenues				
Assessments - Direct	\$ 313,500	\$ 313,500	\$ 313,500	\$ -
Interest	\$ -	\$ -	\$ 317	\$ 317
Total Revenues	\$ 313,500	\$ 313,500	\$ 313,817	\$ 317
Expenditures:				
Interest Expense - 12/1	\$ 101,200	\$ 101,200	\$ 101,200	\$ -
Principal Expense - 6/1	\$ 110,000	\$ 110,000	\$ 110,000	\$ -
Interest Expense - 6/1	\$ 101,200	\$ 101,200	\$ 101,200	\$ -
Total Expenditures	\$ 312,400	\$ 312,400	\$ 312,400	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,100		\$ 1,417	
Fund Balance - Beginning	\$ 106,148		\$ 262,898	
Fund Balance - Ending	\$ 107,248		\$ 264,315	

Saddle Creek Preserve

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
<u>Revenues</u>				
Assessments - Direct	\$ -	\$ -	\$ 188,914	\$ 188,914
Interest	\$ -	\$ -	\$ 191	\$ 191
Total Revenues	\$ -	\$ -	\$ 189,105	\$ 189,105
<u>Expenditures:</u>				
Interest Expense - 12/15	\$ -	\$ -	\$ -	\$ -
Principal Expense - 6/15	\$ -	\$ -	\$ -	\$ -
Interest Expense - 6/15	\$ -	\$ -	\$ 62,857	\$ 62,857
Total Expenditures	\$ -	\$ -	\$ 62,857	\$ 62,857
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 126,248	\$ 126,248
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds	\$ -	\$ -	\$ 143,826	\$ 143,826
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 143,826	\$ 143,826
Net Change in Fund Balance	\$ -	\$ -	\$ 270,074	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 270,074	\$ -

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
Revenues				
Developers Contribution	\$ -	\$ -	\$ 498,585	\$ 498,585
Interest	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 498,588	\$ 498,588
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 498,586	\$ (498,586)
Miscellaneous Expense	\$ -	\$ -	\$ 177	\$ (177)
Total Expenditures	\$ -	\$ -	\$ 498,764	\$ (498,764)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (176)	
Fund Balance - Beginning	\$ -		\$ 1,001	
Fund Balance - Ending	\$ -		\$ 825	

Saddle Creek Preserve

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted Budget	Prorated Budget Thru 07/31/22	Actual Thru 07/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 2,157	\$ 2,157
Total Revenues	\$ -	\$ -	\$ 2,157	\$ 2,157
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,981,340	\$ (2,981,340)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 287,600	\$ (287,600)
Total Expenditures	\$ -	\$ -	\$ 3,268,940	\$ (3,268,940)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (3,266,783)	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 5,011,174	\$ 5,011,174
Bond Premium	\$ -	\$ -	\$ 95,123	\$ 95,123
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,106,297	\$ 5,106,297
Net Change in Fund Balance	\$ -	\$ -	\$ 1,839,514	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 1,839,514	

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Direct	\$ -	\$ 86,800	\$ -	\$ 43,400	\$ -	\$ -	\$ 43,400	\$ -	\$ -	\$ -	\$ -	\$ -	173,600
Developer Contributions	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,175
Total Revenues	\$ 5,175	\$ 86,800	\$ -	\$ 43,400	\$ -	\$ -	\$ 43,400	\$ -	\$ -	\$ -	\$ -	\$ -	178,775
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 1,800	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	4,400
Engineer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Fees	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	5,208
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney Fees	\$ 59	\$ 85	\$ 1,509	\$ 1,405	\$ 3,228	\$ 267	\$ 1,886	\$ 2,106	\$ 676	\$ -	\$ -	\$ -	11,218
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	4,900
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	30,042
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 5	\$ 24	\$ 1	\$ 33	\$ 25	\$ 6	\$ 36	\$ 3	\$ 16	\$ 5	\$ -	\$ -	153
Insurance	\$ 5,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,175
Printing & Binding	\$ -	\$ -	\$ -	\$ 8	\$ 6	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21
Legal Advertising	\$ -	\$ -	\$ 287	\$ 283	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,246
Other Current Charges	\$ 31	\$ 35	\$ 38	\$ 38	\$ 38	\$ 623	\$ 39	\$ 359	\$ 39	\$ 199	\$ -	\$ -	1,440
Office Supplies	\$ 0	\$ -	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ 3	\$ 3	\$ 0	\$ -	\$ -	14
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative:	\$ 14,116	\$ 7,855	\$ 6,306	\$ 5,439	\$ 9,447	\$ 4,785	\$ 6,640	\$ 7,350	\$ 9,512	\$ 4,083	\$ -	\$ -	75,533

Saddle Creek Preserve

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations and Maintenance</u>													
Field Expenditures													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ 2,150	\$ -	\$ 2,150	\$ -	\$ -	\$ 1,650	\$ 1,650	\$ 6,283	\$ 4,633	\$ -	\$ -	18,516
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ 1,100	\$ -	\$ -	5,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,473	\$ 1,697	\$ 1,697	\$ 1,697	\$ -	\$ -	14,564
Electric	\$ 153	\$ -	\$ -	\$ 306	\$ -	\$ 67	\$ 71	\$ 66	\$ 212	\$ 59	\$ -	\$ -	933
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 153	\$ 2,150	\$ -	\$ 2,456	\$ -	\$ 1,167	\$ 12,294	\$ 4,513	\$ 9,292	\$ 7,489	\$ -	\$ -	39,512
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 14,269	\$ 10,005	\$ 6,306	\$ 7,895	\$ 9,447	\$ 5,952	\$ 18,934	\$ 11,863	\$ 18,803	\$ 11,572	\$ -	\$ -	115,046
Excess (Deficiency) of Revenues over Expenditures	\$ (9,094)	\$ 76,795	\$ (6,306)	\$ 35,505	\$ (9,447)	\$ (5,952)	\$ 24,466	\$ (11,863)	\$ (18,803)	\$ (11,572)	\$ -	\$ -	63,729
<u>Other Financing Sources/(Uses)</u>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (9,094)	\$ 76,795	\$ (6,306)	\$ 35,505	\$ (9,447)	\$ (5,952)	\$ 24,466	\$ (11,863)	\$ (18,803)	\$ (11,572)	\$ -	\$ -	63,729

Saddle Creek Preserve of Polk County

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2022

DIRECT BILL ASSESSMENTS

Lennar Homes						
			Total	\$487,100.00	\$173,600.00	\$313,500.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations and Maintenance	Series 2020 Debt
11/17/21	12/1/21	1710797	\$243,550.00	\$243,550.00	\$86,800.00	\$156,750.00
1/25/22	2/1/22	1742224	\$121,775.00	\$121,775.00	\$43,400.00	\$78,375.00
4/19/22	5/1/22	1791014	\$121,775.00	\$121,775.00	\$43,400.00	\$78,375.00
			\$487,100.00	\$487,100.00	\$173,600.00	\$313,500.00

Lennar Homes					
			Total	\$283,370.52	\$283,370.52
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Series 2022 Debt
4/1/22	4/1/22	1786058	\$94,456.84	\$94,456.84	\$94,456.84
7/1/22	7/1/22	1829853	\$94,456.84	\$94,456.84	\$94,456.84
	10/1/22		\$94,456.84		
			\$283,370.52	\$188,913.68	\$188,913.68

SECTION 3



3545 Lake Alfred Road
Winter Haven, FL 33881
Phone: 863-299-2262
Fax: 863-294-1007
www.tuckerpaving.com

To: Landmark Investments Services Saddle Creek Preserve of Polk County CDP	Contact: Scott Shapiro
Address: 38101 Platt Street, Suite 571 Enterprise, FL 32706	Phone:
	Fax:
Project Name: Saddle Creek Subdivision - Phase 2 - COR#002	Bid Number: 22-54
Project Location: Auburndale, FL	Bid Date: 3/15/2022
Addendum #: COR - 002	

The cost associated with this change order are for additional concrete scope.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
GENERAL CONDITIONS				
Warranty Bond	1.00	LS	\$42.23	\$42.23
Payment And Performance Bond	1.00	LS	\$566.64	\$566.64
Total Price for above GENERAL CONDITIONS Items:				\$608.87

PAVING

Form, Place, And Finish 25 LF Of Sidewalk. Includes Closed Inlet Flume In Sidewalk And 3' Flume To ROW	1.00	LS	\$15,214.32	\$15,214.32
Total Price for above PAVING Items:				\$15,214.32

Total Bid Price: \$15,823.19

Notes:

- *** ALL BASE BID CLARIFICATIONS, NOTES, AND EXCLUSIONS APPLY.

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: <u>Scott Shapiro</u> Signature: <u>[Signature]</u> , as Chairman Date of Acceptance: <u>6/16/22</u>	CONFIRMED: Tucker Paving, Inc. Authorized Signature: _____ Estimator: Kyle Allen 863-299-2262 kallen@tuckerpaving.com
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3545 Lake Alfred Road
Winter Haven, FL 33881
Phone: 863-299-2262
Fax: 863-294-1007
www.tuckerpaving.com

To: <u>Landmark Investment Services</u>	Contact: Scott Shapiro
Address: <u>301 W. Platt Street, Suite 671</u> <u>Tampa, FL 33606</u>	Phone:
<u>Saddle Creek Preserve</u> <u>Community Development District</u> <u>219 E Livingston Street</u> <u>Aurubndale, FL 32801</u>	Fax:
Project Name: Saddle Creek Subdivision - OFFSITE FORCEMAIN EXTENSION	Bid Number: 22-511
Project Location: Auburndale, FL	Bid Date: 7/6/2022

GENERAL CONDITIONS

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Mobilization	1.00	LS	\$643.26	\$643.26
Maintenance Of Traffic	1.00	LS	\$47,907.52	\$47,907.52
Type III Silt Fence	2,100.00	LF	\$1.58	\$3,318.00
Construction Layout & As-Builts	1.00	LS	\$9,405.80	\$9,405.80
Total Price for above GENERAL CONDITIONS Items:				<u>\$61,274.58</u>

FORCEMAIN EXTENSION

8" DR18 Force Main Green Pipe	1,840.00	LF	\$73.47	\$135,184.80
8" Directional Bore	200.00	LF	\$107.39	\$21,478.00
8" MJ 45 Bend P-401 Lined	4.00	EACH	\$1,634.93	\$6,539.72
8" MJ Long Sleeve P-401 Lined	6.00	EACH	\$1,742.47	\$10,454.82
8" MJ Gate Valve W/Box/Tag	4.00	EACH	\$3,172.32	\$12,689.28
Pressure Testing - Force Main	1.00	LS	\$3,167.53	\$3,167.53
Remove & Replace 4" Sidewalk For Pipe Installation (50 SF)	1.00	LS	\$4,367.20	\$4,367.20
Bahia Sod - Disturbed Area	4,667.00	SY	\$3.96	\$18,481.32
Total Price for above FORCEMAIN EXTENSION Items:				<u>\$212,362.67</u>

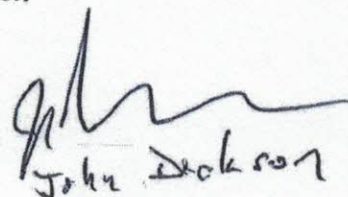
Total Bid Price: \$273,637.25

Notes:

- *** MATERIAL PRICES ARE VOLITAILE. PRICES MAY VARY DUE TO START DATE OF PROJECT.

Not Included in Proposal:

- Permit/Permit Fees
- Soil Testing
- Littoral Plantings
- Landscaping & Irrigation
- Tree Protection/Pruning/Relocation
- Retaining Walls, Footers, And Excavation/Backfill Of Footers
- Fence Relocation/Installation
- Asbestos Removal
- Installation/Relocation/Repair Of Fence/Gates
- Relocation/Removal/Repair Of Existing Or Unknown Utilities
- Relocation/Removal/Repair Of Power Poles Or Guy Wires
- Excavation/Backfill Of Building Foundation And/Or Footers
- Removal Of Muck/Contaminated/Unsuitable Soils Or Materials
- Over Excavation
- Project Identification Sign
- Materials/Work/Services not indicated or listed.

Approved: 
John Decker

P.O. # 54491

8-10-22



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 Winter Haven, FL 33881
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To:	Landmark Investment Services	Saddle Creek Preserve	Contact:	Scott Shapiro
Address:	301 W. Platt Street, Suite 671	Community Development District	Phone:	
	Tampa, FL 33606		Fax:	
Project Name:	Saddle Creek Subdivision - OFFSITE FORCEMAIN EXTENSION			Bid Number: 22-511
Project Location:	Auburndale, FL			Bid Date: 7/6/2022

Scott Shapiro
 Chairman, COD

 8/17/22

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: <u>City of Auburndale</u> Signature: John Dickson Date of Acceptance: <u>8-16-22</u>	CONFIRMED: Tucker Paving, Inc. Authorized Signature: _____ Estimator: Rick Allen (863) 299-2262 rick@tuckerpaving.com
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