

*Saddle Creek Preserve of Polk County  
Community Development District*

*Meeting Agenda*

*April 25, 2023*



# AGENDA



# *Saddle Creek Preserve of Polk County*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

April 18, 2023

**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, April 25, 2023 at 1:00 PM** at **The Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.**

**Zoom Link:** <https://us06web.zoom.us/j/85458044464>

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

**Meeting ID:** 854 5804 4464

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers may submit questions and comments to the District Manager prior to the beginning of the meeting via email at [jburns@gmscfl.com](mailto:jburns@gmscfl.com))
3. Organizational Matters
  - A. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting (Kelly Evans and Lori Campagna)
  - B. Acceptance of Resignation from Benjamin Pridgeon
  - C. Appointment to Fill the Vacant Board Seat #5
  - D. Administration of Oath to Newly Appointed Supervisor
  - E. Consideration of Resolution 2023-05 Appointing Assistant Secretary
4. Approval of Minutes of the January 24, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 25, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
6. Consideration of Resolution 2023-07 Authorizing Bank Account Signatories
7. Staff Reports

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<sup>1</sup> Comments will be limited to three (3) minutes



- A. Attorney
- B. Engineer
- C. Field Manager's Report
  - i. Consideration of Quote for Grinder Pump Upgrades
  - ii. Consideration of Quote for Monitoring Systems
- D. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
- 8. Other Business
- 9. Supervisors Requests and Audience Comments
- 10. Adjournment



## SECTION III



## SECTION B



Good morning, Samantha,

Please accept my resignation from the **Saddle Creek Preserve of Polk County CDD**; effective April, 4 2023.

Regards,  
**Benjamin Pridgeon**



# SECTION E



**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY  
DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE  
DISTRICT, 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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

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

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 25th day of April 2023

ATTEST:

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors



# 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, **January 24, 2023** at 1:05 p.m. via Zoom.

Present and constituting a quorum:

Scott Shapiro  
Mike Seney  
Ben Pridgeon

Chairman  
Vice Chairman  
Assistant Secretary

Also present were:

Jill Burns  
Grace Kobitter  
Clayton Smith

District Manager, GMS  
District Counsel, KVV Law  
Field Manager, GMS

*The following is a summary of the discussions and actions taken at the January 24, 2023 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 three members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There were no members of the public present or joining via Zoom, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members Appointed at November 1, 2022 Landowners' Meeting (Kelly Evans, Lori Campagna, and Benjamin Pridgeon)**

Ms. Burns swore in Mr. Benjamin Pridgeon.



**B. Consideration of Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns presented Resolution 2023-02 to the Board. It was noted that Kelly Evans in seat 3 had 224 votes, Lori Campagna in seat 4 had 224 votes, and Benjamin Pridgeon in seat 5 had 223 votes. Ms. Evans and Ms. Campagna will serve 4-year terms and Mr. Benjamin Pridgeon will serve a 2-year term. Mr. Shapiro asked what his and Mike's terms were. Ms. Burns responded that theirs would be at the next election in 2024.

On MOTION by Mr. Shapiro, seconded by Mr. Seney, with all in favor, Resolution 2023-02 Canvassing and Certifying the Results of the Landowners' Election, was approved.

**C. Election of Officers**

Ms. Burns stated that after a Landowners' election, they are required to reelect officers of the District.

**D. Consideration of Resolution 2023-03 Electing Officers**

Ms. Burns stated that there were a couple of names already filled in including herself as Secretary, George Flint as an Assistant Secretary, George Flint as Treasurer, and Katie Costa as an Assistant Treasurer. She added that those were the existing ones that were on the bank accounts. Mr. Shapiro asked if they needed to reelect a Chair and a Vice Chair. Ms. Burns responded yes, and the other three would be Assistant Secretaries.

Ms. Burns stated that currently Mr. Shapiro was Chair and Mr. Seney was Vice Chairman. Mr. Shapiro asked the Board if they wanted to keep it the same. The Board agreed to keep it the same. In conclusion, Mr. Shapiro is Chair, Mr. Seney is Vice Chair, and the other three Supervisors will be Assistant Secretaries.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, Resolution 2023-03 Electing Officers as slated above, was approved.



**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 25,  
2022 Board of Supervisors Meeting and  
November 1, 2022 Landowners' Meeting**

Ms. Burns asked for any questions, comments, or corrections to the October 25, 2022 Board of Supervisors meeting and the November 1, 2022 Landowners' meeting. The Board had no changes to the minutes.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, the Minutes of the October 25, 2022 Board of Supervisor's Meeting and the November 1, 2022 Landowners' Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

**A. Public Hearing on the Adoption of Amenity Policies and Rates for the District**

Ms. Burns stated that this public hearing was advertised in the paper.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that there were no members of the public present.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2023-04 Adopting Amenity Policies and Rates for the District**

Ms. Burns stated that Resolution 2023-04 was included in the agenda package for review. She explained that the Board saw and discussed these rules at their previous meeting. She noted that the access system was not yet installed. She stated that they believed that it was going to be key cards, but if it turns out to be something else, they will have to revise this resolution slightly. She explained that the residents would be assigned a key card and the replacement fees were for the key cards. She discussed that the non-resident user fee was \$2,500 annually. She briefly reviewed the general policies such as no drinking, no vaping, etc. Mr. Shapiro asked if they were going to put standard signs out. Ms. Burns responded that they would put them up when they open.



On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, Resolution 2023-04 Adopting Amenity Policies and Rates for the District, was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Contract Agreement  
with Polk County Property Appraiser**

Ms. Burns noted that this Contract Agreement with Polk County Property Appraiser was their annual renewal. She explained that Polk County required an annual agreement for them to collect the parcels and send it to them.

**SEVENTH ORDER OF BUSINESS****Consideration of 2023 Data Sharing &  
Usage Agreement with Polk County  
Property Appraiser**

Ms. Burns noted that the Data Sharing and Usage Agreement with Polk County Property Appraiser was more administrative for their office. It outlines that they are not going to expose certain exempt parcels like police, judges, etc. that are not subject to a public record request. After briefly reviewing this agreement, she stated that she would be happy to answer any questions.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, the Contract Agreement with Polk County Property Appraiser and the 2023 Data Sharing & Usage Agreement with Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Kobitter had nothing to report at this time.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager's Report**

Mr. Smith reviewed the field manager's report starting with the site items. He reviewed the amenity stating that it was still in progress and was being monitored. He explained that the internet installation was in progress. It was noted that the well was installed, but the power was pending. Also noted was the pending landscape install and final pool finish. He reviewed the aquatic



maintenance items. He noted a couple of issues with some ponds. He briefly reviewed the landscape maintenance stating that it was overall great. He noted that there had been some new plantings across the front. He also noted some damages to the frontage sod, which requires repair. He reviewed another item in which the irrigation timer doesn't have power, but everything else there works. Another item he discussed was a resident request for wildlife signage.

After further Board discussion on the wildlife signs, it was decided to go with no more than 8 wildlife signs not to exceed \$1,600. The Board also discussed a playground, and they decided to check further into this item. Mr. Smith reviewed the trash clean-up stating that they have one of their crews going out on Thursday to clean up trash. Ms. Burns asked if there were any questions on any of the field items. Hearing none, the next item followed.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Burns presented the check register from October 18<sup>th</sup> through January 17<sup>th</sup> totaling \$57,523.44. The Board had no questions for Ms. Burns, so she asked for a motion of approval.

On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, the Check Register totaling \$57,523.44, was approved.

##### **ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials were in the package for review and questions. There was no action needed.

#### **NINTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisors Requests and Audience Comments**

There being none, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Adjournment**



On MOTION by Mr. Shapiro, seconded by Mr. Pridgeon, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION V



## RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Saddle Creek Preserve of Polk County Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.



**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Tuesday, July 25, 2023  
HOUR: 1:00 PM  
LOCATION: Hampton Inn Lakeland  
4420 North Socrum Loop Road  
Lakeland, FL 33809

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. 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.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 25TH DAY OF APRIL 2023.**

ATTEST:

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

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



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

***Proposed Budget***  
***FY 2024***





# Table of Contents

|              |  |
|--------------|--|
| <b>1-2</b>   | <b>General Fund</b>                      |
| <b>3-7</b>   | <b>General Fund Narrative</b>            |
| <b>8</b>     | <b>Series 2020 Debt Service Fund</b>     |
| <b>9-10</b>  | <b>Series 2020 Amortization Schedule</b> |
| <b>11</b>    | <b>Series 2022 Debt Service Fund</b>     |
| <b>12-13</b> | <b>Series 2022 Amortization Schedule</b> |
| <b>14</b>    | <b>Capital Reserve Fund</b>              |



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

| Description | Adopted<br>Budget<br>FY2023 | Actuals<br>Thru<br>3/31/23 | Projected<br>Next<br>6 Months | Projected<br>Thru<br>9/30/23 | Proposed<br>Budget<br>FY2024 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

**Revenues**

|                       |           |           |          |           |           |
|-----------------------|-----------|-----------|----------|-----------|-----------|
| Assessments - On Roll | \$318,629 | \$316,179 | \$2,450  | \$318,629 | \$604,543 |
| Assessments - Direct  | \$89,772  | \$67,065  | \$22,707 | \$89,772  | \$0       |

|                       |                   |                   |                  |                   |                   |
|-----------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>Total Revenues</b> | <b>\$ 408,401</b> | <b>\$ 383,244</b> | <b>\$ 25,157</b> | <b>\$ 408,401</b> | <b>\$ 604,543</b> |
|-----------------------|-------------------|-------------------|------------------|-------------------|-------------------|

**Expenditures**

**Administrative**

|                                |          |          |          |          |          |
|--------------------------------|----------|----------|----------|----------|----------|
| Supervisor Fees                | \$7,200  | \$1,600  | \$3,600  | \$5,200  | \$7,200  |
| Engineer Fees                  | \$15,000 | \$0      | \$7,500  | \$7,500  | \$15,000 |
| Attorney Fees                  | \$25,000 | \$1,772  | \$8,000  | \$9,772  | \$25,000 |
| Annual Audit                   | \$6,000  | \$0      | \$7,000  | \$7,000  | \$7,500  |
| Assessment Administration      | \$5,000  | \$5,000  | \$0      | \$5,000  | \$5,300  |
| Dissemination                  | \$7,500  | \$3,750  | \$3,750  | \$7,500  | \$7,500  |
| Arbitrage                      | \$900    | \$0      | \$900    | \$900    | \$900    |
| Trustee Fees                   | \$8,082  | \$6,398  | \$1,684  | \$8,082  | \$8,082  |
| Management Fees                | \$37,853 | \$18,927 | \$18,926 | \$37,853 | \$40,124 |
| Information Technology         | \$1,800  | \$900    | \$900    | \$1,800  | \$1,800  |
| Website Maintenance            | \$1,200  | \$600    | \$600    | \$1,200  | \$1,200  |
| Postage & Delivery             | \$500    | \$137    | \$137    | \$274    | \$500    |
| Insurance                      | \$5,822  | \$5,563  | \$0      | \$5,563  | \$6,397  |
| Copies                         | \$500    | \$0      | \$50     | \$50     | \$500    |
| Legal Advertising              | \$3,300  | \$1,820  | \$1,650  | \$3,470  | \$3,500  |
| Other Current Charges          | \$2,000  | \$232    | \$240    | \$472    | \$1,000  |
| Office Supplies                | \$400    | \$9      | \$20     | \$29     | \$100    |
| Dues, Licenses & Subscriptions | \$175    | \$175    | \$0      | \$175    | \$175    |

|                             |                   |                  |                  |                   |                   |
|-----------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Total Administrative</b> | <b>\$ 128,232</b> | <b>\$ 46,882</b> | <b>\$ 54,958</b> | <b>\$ 101,839</b> | <b>\$ 131,778</b> |
|-----------------------------|-------------------|------------------|------------------|-------------------|-------------------|



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

| Description | Adopted<br>Budget<br>FY2023 | Actuals<br>Thru<br>3/31/23 | Projected<br>Next<br>6 Months | Projected<br>Thru<br>9/30/23 | Proposed<br>Budget<br>FY2024 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

Operations & Maintenance

**Field Expenditures**

|                                |          |          |          |          |          |
|--------------------------------|----------|----------|----------|----------|----------|
| Property Insurance             | \$10,000 | \$1,890  | \$0      | \$1,890  | \$5,000  |
| Field Management               | \$15,750 | \$3,938  | \$3,938  | \$7,875  | \$16,695 |
| Landscape Maintenance          | \$75,000 | \$27,798 | \$27,798 | \$55,596 | \$90,000 |
| Landscape Replacement          | \$8,500  | \$0      | \$4,250  | \$4,250  | \$12,500 |
| Mitigation Monitoring          | \$25,000 | \$0      | \$12,500 | \$12,500 | \$25,000 |
| Lake Maintenance               | \$13,200 | \$6,600  | \$6,600  | \$13,200 | \$13,200 |
| Streetlights                   | \$25,000 | \$10,351 | \$10,500 | \$20,851 | \$45,000 |
| Electric                       | \$5,000  | \$1,193  | \$1,680  | \$2,873  | \$5,000  |
| Water & Sewer                  | \$3,000  | \$16     | \$96     | \$112    | \$1,000  |
| Sidewalk & Asphalt Maintenance | \$2,500  | \$0      | \$1,250  | \$1,250  | \$2,500  |
| Irrigation Repairs             | \$5,000  | \$1,111  | \$2,500  | \$3,611  | \$7,500  |
| Lift Station Maintenance       | \$0      | \$0      | \$0      | \$0      | \$37,060 |
| General Repairs & Maintenance  | \$7,500  | \$6,039  | \$1,461  | \$7,500  | \$10,000 |
| Contingency                    | \$5,000  | \$3,035  | \$1,965  | \$7,500  | \$10,000 |

|                                |                   |                  |                  |                   |                   |
|--------------------------------|-------------------|------------------|------------------|-------------------|-------------------|
| <b>Subtotal Field Expenses</b> | <b>\$ 200,450</b> | <b>\$ 61,971</b> | <b>\$ 74,537</b> | <b>\$ 139,008</b> | <b>\$ 280,455</b> |
|--------------------------------|-------------------|------------------|------------------|-------------------|-------------------|

**Amenity Expenditures**

|                               |          |       |         |         |          |
|-------------------------------|----------|-------|---------|---------|----------|
| Amenity - Electric            | \$14,400 | \$0   | \$7,200 | \$7,200 | \$14,400 |
| Amenity - Water               | \$5,000  | \$0   | \$2,500 | \$2,500 | \$5,000  |
| Internet                      | \$3,000  | \$261 | \$492   | \$753   | \$1,082  |
| Pest Control                  | \$720    | \$0   | \$360   | \$360   | \$1,280  |
| Janitorial Service            | \$5,400  | \$0   | \$2,700 | \$2,700 | \$10,200 |
| Security Services             | \$15,000 | \$0   | \$7,500 | \$7,500 | \$15,000 |
| Pool Maintenance              | \$16,200 | \$0   | \$8,100 | \$8,100 | \$16,200 |
| Amenity Repairs & Maintenance | \$10,000 | \$0   | \$5,000 | \$5,000 | \$10,000 |
| Contingency                   | \$5,000  | \$0   | \$2,500 | \$2,500 | \$10,000 |

|                                      |                  |               |                  |                  |                  |
|--------------------------------------|------------------|---------------|------------------|------------------|------------------|
| <b>Subtotal Amenity Expenditures</b> | <b>\$ 74,720</b> | <b>\$ 261</b> | <b>\$ 36,352</b> | <b>\$ 36,613</b> | <b>\$ 83,162</b> |
|--------------------------------------|------------------|---------------|------------------|------------------|------------------|

|   |                   |                  |                   |                   |                   |
|---|-------------------|------------------|-------------------|-------------------|-------------------|
| <b>Total Operations &amp; Maintenance</b> | <b>\$ 275,170</b> | <b>\$ 62,232</b> | <b>\$ 110,889</b> | <b>\$ 175,621</b> | <b>\$ 363,617</b> |
|---|-------------------|------------------|-------------------|-------------------|-------------------|

Other Expenditures

|                  |         |     |         |         |           |
|------------------|---------|-----|---------|---------|-----------|
| Capital Reserves | \$5,000 | \$0 | \$5,000 | \$5,000 | \$109,148 |
|------------------|---------|-----|---------|---------|-----------|

|                                 |                 |             |                 |                 |                   |
|---------------------------------|-----------------|-------------|-----------------|-----------------|-------------------|
| <b>Total Other Expenditures</b> | <b>\$ 5,000</b> | <b>\$ -</b> | <b>\$ 5,000</b> | <b>\$ 5,000</b> | <b>\$ 109,148</b> |
|---------------------------------|-----------------|-------------|-----------------|-----------------|-------------------|

|                           |                   |                   |                   |                   |                   |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Total Expenditures</b> | <b>\$ 408,402</b> | <b>\$ 109,113</b> | <b>\$ 170,847</b> | <b>\$ 282,460</b> | <b>\$ 604,543</b> |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|

|                                       |               |                   |                     |                   |               |
|---------------------------------------|---------------|-------------------|---------------------|-------------------|---------------|
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ (0)</b> | <b>\$ 274,131</b> | <b>\$ (145,689)</b> | <b>\$ 125,941</b> | <b>\$ (0)</b> |
|---------------------------------------|---------------|-------------------|---------------------|-------------------|---------------|

|                                 |           |
|---------------------------------|-----------|
| Net Assessments                 | \$604,543 |
| Add: Discounts & Collections 7% | \$45,503  |
| Gross Assessments               | \$650,046 |

|         | Product | ERU's  | Assessable Units | ERU/Unit | Net Assessment   | Net Per Unit | Gross Per Unit |
|---------|---------|--------|------------------|----------|------------------|--------------|----------------|
| Phase 1 | Platted | 224.00 | 224              | 1.00     | \$318,630        | \$1,422.45   | \$1,529.52     |
| Phase 2 | Platted | 201.00 | 201              | 1.00     | \$285,913        | \$1,422.45   | \$1,529.52     |
|         |         | 425.00 | 425              |          | <b>\$604,543</b> |              |                |



# **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 to pay for operating expenditures during the fiscal year.

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### **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, Todd Amaden, provides 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, Kilinski I Wyk, PLLC, 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 and Series 2022 bonds. 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 bonds.

### Trustee Fees

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

### 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.

### Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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.

### Postage & Delivery

The District incurs charges for mailing 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.

### Copies

Printing agenda materials 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. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided 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.

*Lift Station Maintenance*

Represents the cost of maintaining and repairing the lift station. This includes cost of grinder pumps and remote monitoring of the system.

*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.



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

Internet

Represents internet service for use at the Amenity Facilities. Services are provided by Spectrum.

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<br>Budget<br>FY2023 | Actuals<br>Thru<br>3/31/23 | Projected<br>Next<br>6 Months | Projected<br>Thru<br>9/30/23 | Proposed<br>Budget<br>FY2024 |
|---------------------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| <b>Revenues</b>                       |                             |                            |                               |                              |                              |
| Special Assessments                   | \$ 313,500                  | \$ 311,217                 | \$ -                          | \$ 311,217                   | \$ 313,500                   |
| Interest Income                       | \$ -                        | \$ 4,797                   | \$ -                          | \$ 4,797                     | \$ -                         |
| Carry Forward Surplus                 | \$ 107,565                  | \$ 108,231                 | \$ -                          | \$ 108,231                   | \$ 109,595                   |
| <b>Total Revenues</b>                 | <b>\$ 421,065</b>           | <b>\$ 424,245</b>          | <b>\$ -</b>                   | <b>\$ 424,245</b>            | <b>\$ 423,095</b>            |
| <b>Expenses</b>                       |                             |                            |                               |                              |                              |
| Interest- 12/15                       | \$ 99,825                   | \$ 99,825                  | \$ -                          | \$ 99,825                    | \$ 98,388                    |
| Principal - 6/15                      | \$ 115,000                  | \$ -                       | \$ 115,000                    | \$ 115,000                   | \$ 115,000                   |
| Interest - 6/15                       | \$ 99,825                   | \$ -                       | \$ 99,825                     | \$ 99,825                    | \$ 98,388                    |
| <b>Total Expenditures</b>             | <b>\$ 314,650</b>           | <b>\$ 99,825</b>           | <b>\$ 214,825</b>             | <b>\$ 314,650</b>            | <b>\$ 311,775</b>            |
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ 106,415</b>           | <b>\$ 324,420</b>          | <b>\$ (214,825)</b>           | <b>\$ 109,595</b>            | <b>\$ 111,320</b>            |

\*Carry forward less amount in Reserve funds.

|                     |                        |
|---------------------|------------------------|
| <b>Series 2020</b>  |                        |
| Interest - 12/15/24 | <u>\$96,950</u>        |
| Total               | <u><u>\$96,950</u></u> |

| Product             | Assessable Units | Maximum Annual<br>Debt Service | Net Assessment Per<br>Unit | Gross Assessment<br>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         |
|----------|-----------------|---------------|--------------|---------------|
| 12/15/23 | \$ 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   |
|          |    |              | \$ | 5,170,000.00 | \$ | 3,332,075.00 | \$ | 8,716,900.00 |



# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget

### Debt Service Fund

### Series 2022

| Description | Adopted<br>Budget<br>FY2023 | Actuals<br>Thru<br>3/31/23 | Projected<br>Next<br>6 Months | Projected<br>Thru<br>9/30/23 | Proposed<br>Budget<br>FY2024 |
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

#### **Revenues**

|                       |            |            |            |            |            |
|-----------------------|------------|------------|------------|------------|------------|
| Special Assessments   | \$ 287,653 | \$ -       | \$ 287,653 | \$ 287,653 | \$ 287,653 |
| Interest Income       | \$ -       | \$ 3,992   | \$ -       | \$ 3,992   | \$ -       |
| Carry Forward Surplus | \$ 220,705 | \$ 221,386 | \$ -       | \$ 221,386 | \$ 203,710 |

|                       |                   |                   |                   |                   |                   |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Total Revenues</b> | <b>\$ 508,358</b> | <b>\$ 225,378</b> | <b>\$ 287,653</b> | <b>\$ 513,031</b> | <b>\$ 491,363</b> |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|

#### **Expenses**

|                   |            |            |           |            |            |
|-------------------|------------|------------|-----------|------------|------------|
| Interest- 12/15   | \$ 90,514  | \$ 90,514  | \$ -      | \$ 90,514  | \$ 88,808  |
| Principal - 12/15 | \$ 130,000 | \$ 130,000 | \$ -      | \$ 130,000 | \$ 110,000 |
| Interest - 6/15   | \$ 88,808  | \$ -       | \$ 88,808 | \$ 88,808  | \$ 87,364  |

|                           |                   |                   |                  |                   |                   |
|---------------------------|-------------------|-------------------|------------------|-------------------|-------------------|
| <b>Total Expenditures</b> | <b>\$ 309,321</b> | <b>\$ 220,514</b> | <b>\$ 88,808</b> | <b>\$ 309,321</b> | <b>\$ 286,171</b> |
|---------------------------|-------------------|-------------------|------------------|-------------------|-------------------|

|                                       |                   |                 |                   |                   |                   |
|---------------------------------------|-------------------|-----------------|-------------------|-------------------|-------------------|
| <b>Excess Revenues/(Expenditures)</b> | <b>\$ 199,036</b> | <b>\$ 4,864</b> | <b>\$ 198,846</b> | <b>\$ 203,710</b> | <b>\$ 205,192</b> |
|---------------------------------------|-------------------|-----------------|-------------------|-------------------|-------------------|

\*Carry forward less amount in Reserve funds.

|                           |                  |
|---------------------------|------------------|
| <b><u>Series 2022</u></b> |                  |
| Principal - 12/15/24      | \$110,000        |
| Interest - 12/15/24       | \$87,364         |
| <b>Total</b>              | <b>\$197,364</b> |

| Product             | Assessable Units | Maximum Annual<br>Debt Service | Net Assessment Per Unit | Gross Assessment<br>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      |
|----------|----|--------------|----|------------|----|-----------|----|------------|
| 12/15/23 | \$ | 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 | \$ | -          |
| 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 | \$ | -          |



**Saddle Creek**  
**Community Development District**  
Series 2022 Special Assessment Bonds

**AMORTIZATION SCHEDULE**

| DATE     |    | BALANCE    |    | PRINCIPAL    |    | INTEREST     |    | TOTAL        |  |
|----------|----|------------|----|--------------|----|--------------|----|--------------|--|
| 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   |  |
|          |    |            | \$ | 5,025,000.00 | \$ | 3,176,278.75 | \$ | 8,201,278.75 |  |



# Saddle Creek Preserve of Polk County

## Community Development District

### Proposed Budget Capital Reserve

| Description                       | Proposed<br>Budget<br>FY2023 | Actuals<br>Thru<br>3/31/23 | Projected<br>Next<br>6 Months | Projected<br>Thru<br>9/30/23 | Proposed<br>Budget<br>FY2024 |
|-----------------------------------|------------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| <b>REVENUES:</b>                  |                              |                            |                               |                              |                              |
| Beginning Fund Balance            | \$0                          | \$0                        | \$0                           | \$0                          | \$5,000                      |
| <b>TOTAL REVENUES</b>             | <b>\$ -</b>                  | <b>\$ -</b>                | <b>\$ -</b>                   | <b>\$ -</b>                  | <b>\$ 5,000</b>              |
| <b>EXPENDITURES:</b>              |                              |                            |                               |                              |                              |
| Lift Station Maintenance          | \$0                          | \$0                        | \$0                           | \$0                          | \$45,000                     |
| <b>TOTAL EXPENDITURES</b>         | <b>\$ -</b>                  | <b>\$ -</b>                | <b>\$ -</b>                   | <b>\$ -</b>                  | <b>\$ 45,000</b>             |
| <b>OTHER SOURCES/(USES)</b>       |                              |                            |                               |                              |                              |
| Transfer In                       | \$5,000                      | \$0                        | \$5,000                       | \$5,000                      | \$109,148                    |
| <b>TOTAL OTHER SOURCES/(USES)</b> | <b>\$ 5,000</b>              | <b>\$ -</b>                | <b>\$ 5,000</b>               | <b>\$ 5,000</b>              | <b>\$ 109,148</b>            |
| <b>EXCESS REVENUES</b>            | <b>\$ 5,000</b>              | <b>\$ -</b>                | <b>\$ 5,000</b>               | <b>\$ 5,000</b>              | <b>\$ 69,148</b>             |



## SECTION VI



**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SADDLE CREEK PRESERVE OF POLK COUNTY COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, 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 within Polk County, Florida; and

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 25th day of April 2023.

ATTEST:

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

---

Secretary / Assistant Secretary

---

Chairperson, Board of Supervisors



## SECTION VII



# SECTION C





# Saddle Creek Reserve CDD

## Field Management Report



April 25, 2023

Clayton Smith

Field Manager

GMS



# Completed

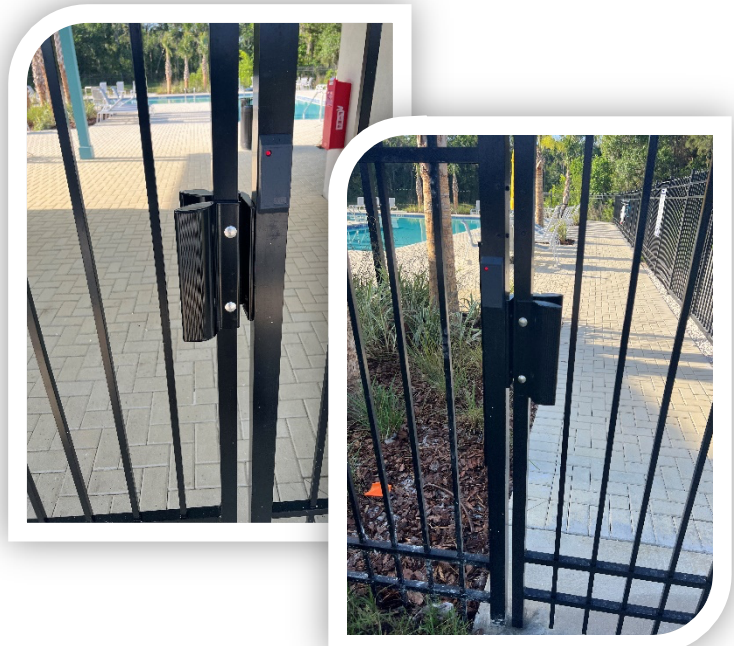
## Wildlife Signage



- Wildlife Signage installed in 8 locations around site.
- Signs placed in most viewable areas that may be areas where patrons would approach the water.

## Amenity Security System

- The maglock has been installed at the amenity.
- Access admin staff working with vendor to learn system.
- Working on gaining access.





# In Progress

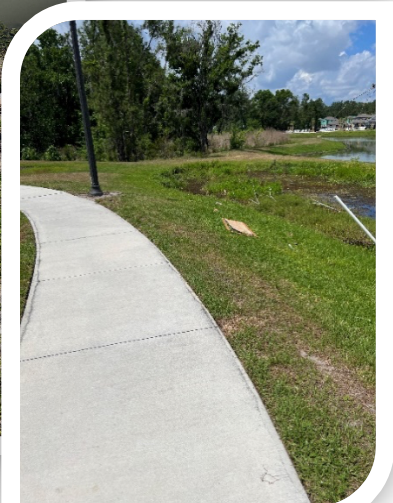
## Street Signs



- Some street signs around the community require straightening.
- Scheduling the maintenance team to straighten the signage.

## Pond debris

- Setting up a time for maintenance team to clean around the ponds.

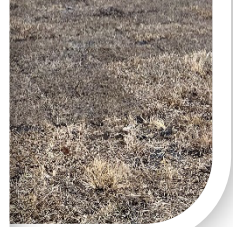




# Site Items

## Landscape Maintenance

- ✚ Landscape vendor performing satisfactorily.
- ✚ Landscape is flushing out and is transitioning to spring.
- ✚ We are monitoring sod that was laid recently.



## Aquatic Maintenance



- ✚ We have seen the aquatics vendor performing well.
- ✚ Ponds are doing fine for this time of year.



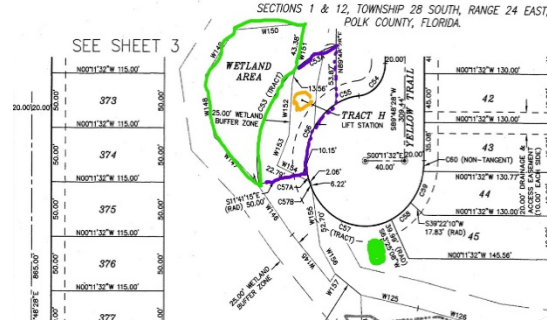
# Site Items

## Yellow Trail Conservation Sumps



- There are some conservation sump areas located at the Yellow Trail Cul-de-sac.
- One has many dead trees withing that likely need removed or will fall in place.
- Another small area nearer a home, that currently is just mud. Is this area intended?

### SADDLE CREEK PRESERVE





# Site Items

## Lift Stations

- ✚ The Lift Station currently being used (number 2) is being running into frequent clogging issues.
- ✚ The lift station is being serviced about every 10 days to two weeks.
- ✚ The manufacturer has provided a proposal to upgrade the pump to a grinder pump
- ✚ This is recommended for all three stations.
- ✚ Additional quote for monitoring system included.





# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith



# SECTION 1



QUOTATION NUMBER  
1011760

# BARNEY'S PUMPS INC.



P.O. Box 3529 Lakeland, FL 33802-3529  
2965 Barney's Pumps Place Lakeland, FL 33812  
Phone (863) 665-8500  
Fax (863) 666-3858

DATE: April 5, 2023

TO: GMS – Central Florida

FOR  
SHIPMENT  
TO:

Saddle Creek Preserve LS #2  
Lakeland, Florida

**ATTN: Clayton Smith**

Delivery  
4 – 6 Weeks

Via  
Best Way

From  
Barney's Pumps

F.O.B.  
Barney's Pumps

Terms  
Net 30

| ITEM | QTY | DESCRIPTION   | PRICE              |
|------|-----|---|--------------------|
|      |     | COS: 115 GPM @ 24.5' TDH / 230V / 1 / 60 Hz   |                    |
| A    | 1   | Barney's Pumps/Hydromatic Non-Clog Lift Station Including:  |                    |
|      | 2   | Hydromatic Submersible Non-Clog Sewage Pumps - Model S4NRC500M2-4, with 50' power cords, 5.9" impellers, 4" discharge, 3" solid capability, 5-Hp, 1750 RPM motors with seal failure and thermal overload sensors. | <b>\$15,656.00</b> |
|      | 2   | SQ-D Qou240, pump circuit breakers  |                    |
|      | 2   | SQ-D Qou270, main & emergency circuit breakers  |                    |
|      | 2   | Sets of require capacitors  |                    |
|      | 1   | Service call to install pumps and modify the control panel  |                    |
|      |     | <b>***If a second service call is required, add: \$1,400.00***</b>  |                    |
|      |     | Delivery is F.O.B. Barney's Pumps with freight allowed to jobsite. Barney's Pumps standard terms of sales and warranty apply. Taxes, anchor bolts, piping, field wiring, etc. are not included.                   |                    |

Prices quoted are firm for 30 days (unless otherwise noted), then subject to adjustment to agree with prices at time of shipment and subject to any tax required by law. We appreciate the opportunity to serve you and trust that we are favored with your order. All terms and conditions of Barney's Pumps Terms of Sale & Warranty are incorporated herein by this reference as if fully set forth herein.

BARNEY'S PUMPS INC.

**RICK ARNOLD**

Authorized Signature





## Barney's Pumps Terms of Sale & Warranty

1. This document is fully incorporated in the Credit Agreement (the "Agreement") signed by Customer, and is a binding contract between Barney's Pumps, Inc. ("Barney's Pumps") and the Customer executing the Credit Agreement which shall apply to all purchases by the above referenced Customer or its agents after the date of the Agreement. This document is also fully incorporated into any quote or invoice it is sent with or attached to. **Barney's Pumps expressly conditions its acceptance of any offer or purchase order from Customer on Customer's acceptance of only these Terms of Sale & Warranty expressly provided herein, and Customer agrees that any additional or different terms and conditions that may be attempted or purported to be imposed by the Customer on Barney's Pumps shall not apply to any transaction between Barney's Pumps and the Customer. Customer agrees and acknowledges that Barney's Pumps is unwilling to conduct business at all with Customer except for Customer's agreement to only these Terms of Sale & Warranty contained herein and nothing else unless such additional or different terms are agreed to in a subsequent writing by Barney's Pumps.**
2. Quoted prices do not include any taxes and are valid for thirty (30) days from the date of Barney's Pumps' proposal unless otherwise noted on the proposal. If the proposal is not unconditionally accepted, in writing, within that timeframe, Barney's Pumps may modify pricing.
3. Customer's payment terms are net 30 days from invoice date unless Barney's Pumps states other payment terms in writing signed by Barney's Pumps. The Customer shall pay a finance charge of 18% per annum, or the highest rate permitted by law, whichever is lower, on all delinquent accounts. If it becomes necessary for us to employ an attorney or to bring suit to recover any amount, the Purchaser agrees to pay all of our court costs, legal expenses, and reasonable attorney's fees in connection therewith. These remedies are not in lieu of any other remedies so provided by applicable law. The Customer agrees that any credit extended by Barney's Pumps is for business purposes only, and not for personal, family, or household purposes.
4. Shipping and shop drawing production schedules are estimates based on current market conditions; they are subject to revision. We will not be liable or responsible for any delays caused by late shipment to us, or by any other matters beyond our control (Force Majeure) either in whole or in part. The Customer hereby releases Barney's Pumps for all damages for delays caused, whether in whole or in part, by third parties. Customer agrees that if a third party caused or contributed to any delay, Customer releases Barney's Pumps completely for any damages caused by that delay, including any liquidated damages. Barney's Pumps shall only be liable for liquidated damages if Barney's agrees to such in writing.
5. If requested, shop drawings will be provided for submittal, review and approval to ensure that you, our customer, can be sure that Barney's Pumps has the correct perception of what you require. Any order where shop drawings are provided is contingent upon the approval of those shop drawings that, when approved, shall become the only specifications for the materials, goods, and/or services you wish to purchase. Barney's Pumps cannot and does not warrant, guarantee or represent that materials/goods/services are suitable for any particular purpose nor does Barney's Pumps warrant, guarantee or represent that the materials/goods/services will be or have been approved for use by any other party. The customer is not authorized to rely on any warranty or representation by Barney's Pumps not contained in this document or otherwise provided in writing, and any reliance on anything else shall be deemed unreasonable by the Customer.
6. Purchaser must inspect all materials/goods for damage or shortage at the time of delivery. Claims for non-conforming materials/goods, whether for damage, shortage or otherwise, must be given in writing at the time of delivery to the carrier, and we must be notified in writing of any such claim within five (5) days of the date of delivery. If Customer does not provide written notice of any issue with the materials/goods delivered within five (5) days after the date of delivery, then Customer shall be conclusively deemed to have accepted the materials/goods, and waives any right to complain regarding the quality of the materials/goods and any defects or non-conformance, whether patent or latent. Once the materials and/or goods are accepted, the Customer waives any right to revoke acceptance, whether in whole or in part. These waivers will be enforceable despite any contrary course of performance or course of dealing between the parties hereto. After the five (5) day period mentioned above, materials/goods may not be returned to Barney's Pumps without its written consent and will be subject to a restocking charge plus any freight costs involved.
7. For Specially Manufactured Goods: If Customer orders any goods that must be specially manufactured under specific specifications from the Customer, then the Customer shall not have the ability to cancel any order for such specially manufactured goods once production starts on the goods. Once procurement or production starts on said goods, Customer shall be fully liable for the purchase price of said goods, unless Barney's Pumps agrees otherwise in writing. Customer agrees that any cancellation of production or manufacturing of the specially manufactured goods may result in a cancellation fee to Barney's Pumps, which shall be borne solely by Customer. However, the express warranties below shall still apply to the goods if completed goods are delivered to and accepted by Customer.
8. With respect to materials/goods manufactured by Barney's Pumps, including Unitron Controls® and/or Sci-Text® control panels, we warrant said materials/goods only if the Customer is the original purchaser, and only against



defects in workmanship and material, subject to the limitations described below. The warranty period shall be the lesser of one year from startup or eighteen (18) months from date of shipment. It is the original purchaser's responsibility to ensure that the equipment is properly lubricated and that electrical components used in the control panels are free from rust and operate properly prior to start-up. This warranty does not apply to damage resulting from accident, alteration, misuse or abuse. We warrant to the original purchaser that any part which proves to be defective in material or workmanship will be repaired or replaced at no charge with a new or remanufactured part, F.O.B. Lakeland, Florida. The Customer shall assume all responsibility and expense for removal, reinstallation, and freight to and from Lakeland, Florida. Any item designated as manufactured by others shall be covered only by the express warranty of the manufacturer thereof, if any. Parts of products, or accessories, manufactured by third parties are warranted only to the extent of the original manufacturer's express warranty, if any. In order for this express warranty to be valid and enforceable, Customer shall give Barney's Pumps a written notice within the warranty period above and shall give Barney's Pumps a reasonable opportunity to inspect the materials/goods alleged to be defective, as well as the installation and use thereof. If written notice is not received by Barney's Pumps within the warranty period, any warranty is deemed waived.

9. Service, Repair and Maintenance Work: From time to time, Barney's Pumps may perform service, repair and maintenance work for the Customer on materials/goods purchased by the Customer and/or provide training to Customer concerning said materials/goods. For all repair and maintenance work performed by Barney's Pumps at Barney's Pumps facility, Barney's Pumps warrants said repair and maintenance work against defects in material and workmanship only for the ninety (90) days from the date of completion of said repair and maintenance work. For service, repair and maintenance in the field and for training to customers, Barney's Pumps warrants only that said service, repair and maintenance and field training shall be free from defects in materials and workmanship for ninety (90) days following the date of completion of said services. In order for this express warranty to be valid and enforceable, Customer shall give Barney's Pumps a written notice within the warranty period above and shall give Barney's Pumps a reasonable opportunity to inspect the materials/goods repaired as well as the installation and use thereof. If written notice is not received by Barney's Pumps within the warranty period, the warranty shall be waived by Customer.
10. Customer acknowledges and agrees that any UNITRON CONTROLS®, SCI-TEXT®, or other software provided by BARNEY'S PUMPS in connection with any hardware or control panel products is provided under license, and not sold, to Customer. Customer does not acquire any ownership interest in the software and Barney's Pumps reserves all right, title, and interest in and to the software and all intellectual property rights arising therefrom. Subject to and conditioned upon Customer's strict compliance with the terms of this Agreement, Barney's Pumps hereby grants to Customer a non-exclusive, non-transferable, non-sublicensable limited scope license to use such software in conjunction and only with the hardware specifically provided by Barney's Pumps. Barney's Pumps reserves all rights in the software not expressly granted herein.
11. All drawings, specifications, designs, plans and other documents (including without limitation those in electronic form) prepared by Barney's Pumps (collectively the "Plans and Specifications") are property of Barney's Pumps. Barney's Pumps is and shall be deemed the author and owner of the Plans and Specifications. Barney's Pumps retains all common law, statutory and other rights thereto, including without limitation all copyrights. Customer hereby assigns to Barney's Pumps any interest Customer has or may have in the Plans and Specifications, and otherwise expressly disclaims and waives any right and/or claim of ownership in and to the Plans and Specifications.
12. **EXCLUSION OF ALL OTHER WARRANTIES: THE EXPRESS WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, INCLUDING ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE. ALL OTHER IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, NON-INFRINGEMENT OF THIRD-PARTY INTELLECTUAL PROPERTY, OR THAT ANY UNITRON CONTROLS®, SCI-TEXT®, OR OTHER SOFTWARE PROVIDED IN CONNECTION WITH A CONTROL PANEL WILL BE SECURE, UNINTERRUPTED, ERROR-FREE, OR SUITABLE FOR THE PARTICULAR NEEDS OF CUSTOMER ARE HEREBY DISCLAIMED AND EXCLUDED FROM THIS TRANSACTION AND SHALL NOT APPLY TO ANY PRODUCTS PURCHASED FROM BARNEY'S PUMPS, INCLUDING MATERIALS OR GOODS PRODUCED OR MANUFACTURED BY BARNEY'S PUMPS, OR ANY PARTS INCORPORATED INTO ANY BARNEY'S PUMPS PRODUCT. THE MATERIALS/GOODS SOLD BY BARNEY'S PUMPS TO THE CUSTOMER ARE SOLD AND DELIVERED "AS IS" AND "WITH ALL FAULTS."**
13. UNDER NO CIRCUMSTANCES SHALL BARNEY'S PUMPS BE LIABLE TO THE CUSTOMER FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE AND HOWEVER OCCASIONED, WHETHER ALLEGED AS A RESULT OF BREACH OF WARRANTY OR CONTRACT BY BARNEY'S PUMPS, AS A RESULT OF THE NEGLIGENCE OF BARNEY'S PUMPS, OR OTHERWISE. BARNEY'S PUMPS AND THE CUSTOMER AGREE THAT THE SOLE AND EXCLUSIVE REMEDY AGAINST BARNEY'S PUMPS REGARDING GOODS AND/OR MATERIALS PROVIDED BY OR DELIVERED BY BARNEY'S PUMPS SHALL BE FOR THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART PURSUANT TO THE EXPRESS WARRANTY PROVISIONS HEREIN.



14. This Agreement constitutes the entire agreement between the Customer and Barney's Pumps. This Agreement takes precedence and shall be controlling over any conflicting provision in all other writings, whether agreed upon by the Customer and/or Barney's Pumps, or otherwise, including any purchase order from Customer. Furthermore, Customer agrees that any indemnification or hold harmless provision in any document provided to Barney's Pumps by the Customer is not accepted by Barney's Pumps unless Barney's Pump's consents in writing to said provision(s). THE CUSTOMER AGREES THAT ANY REPRESENTATION, PROMISE, CONDITION, INDUCEMENT OR WARRANTY, EXPRESS OR IMPLIED, NOT INCLUDED IN WRITING IN THIS AGREEMENT SHALL NOT BE BINDING ON BARNEY'S PUMPS, AND ANY RELIANCE BY THE CUSTOMER ON ANYTHING OTHER THAN THE WRITING CONTAINED HEREIN IS UNREASONABLE.
15. If any provision of this Agreement is held to be illegal, invalid, or otherwise unenforceable under present or future laws, such provision shall be fully severable, the same as if such invalid or unenforceable provision had never comprised part of this Agreement. The remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Agreement.
16. The fact that Barney's Pumps may have initially drafted or structured this Agreement shall not be considered in construing any particular provision herein either in favor of or against Barney's Pumps or the Customer.
17. As to each person signing and/or accepting this Agreement on behalf of a corporation or other entity, each such person represents and warrants that he or she is competent and authorized to enter into this Agreement.
18. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida only, regardless of any principles of conflicts of laws. Exclusive venue and jurisdiction for any claims, causes of action or disputes between the Customer and Barney's Pumps shall be vested in the appropriate state court in Polk County, Florida.
19. **THE CUSTOMER AND BARNEY'S PUMPS HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY ON ANY DISPUTE ARISING BETWEEN THEM.**



## SECTION 2



On Tue, Apr 11, 2023 at 4:49 PM Tony Collins <[CollinsT@barneypumps.com](mailto:CollinsT@barneypumps.com)> wrote:

No that quote does not include a monitoring system.

If required please add \$500.00 and assume cellular service will be approx. \$180.00 per year.

Thanks, Tony

**Tony Collins**

Municipal Account Manager

O: [863-665-8500](tel:863-665-8500)

C: [863-605-2070](tel:863-605-2070)

E: [collinst@barneypumps.com](mailto:collinst@barneypumps.com)

2965 Barney's Pumps Place

Lakeland, FL 33812

[www.barneypumps.com](http://www.barneypumps.com)



# BARNEY'S PUMPS



# SECTION D



# SECTION 1



# Saddle Creek Preserve Community Development District

## Summary of Check Register

February 17, 2023 to April 17, 2023

| Fund         | Date    | Check No.'s |    | Amount    |
|--------------|---------|-------------|----|-----------|
| General Fund | 2/20/23 | 185-187     | \$ | 7,208.27  |
|              | 2/28/23 | 188         | \$ | 303.50    |
|              | 3/13/23 | 189-190     | \$ | 10,449.32 |
|              | 3/22/23 | 191-193     | \$ | 1,164.14  |
|              | 3/31/23 | 194         | \$ | 4,133.28  |
|              | 4/12/23 | 195-198     | \$ | 15,598.91 |
| Total Amount |         |             | \$ | 38,857.42 |



| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|----------|---------------------------|
| 2/20/23       | 00002 | 2/01/23                           | 57 202302 310-51300-34000                        | MANAGEMENT FEES - FEB 23         | *      | 3,154.42 |                           |
|               |       | 2/01/23                           | 57 202302 310-51300-35200                        | WEBSITE ADMIN - FEB 23           | *      | 100.00   |                           |
|               |       | 2/01/23                           | 57 202302 310-51300-35100                        | INFORMATION TECH - FEB 23        | *      | 150.00   |                           |
|               |       | 2/01/23                           | 57 202302 310-51300-31300                        | DISSEMINATION SVCS-FEB 23        | *      | 625.00   |                           |
|               |       | 2/01/23                           | 57 202302 310-51300-51000                        | OFFICE SUPPLIES                  | *      | 2.98     |                           |
|               |       | 2/01/23                           | 57 202302 310-51300-42000                        | POSTAGE                          | *      | 9.62     |                           |
|               |       | 2/01/23                           | 58 202302 320-53800-34000                        | FIELD MANAGEMENT - FEB 23        | *      | 656.25   |                           |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 4,698.27 000185           |
| 2/20/23       | 00009 | 1/26/21                           | MS 01262 202302 310-51300-11000                  | BOS MTG-REISSUE CK#35            | *      | 200.00   |                           |
|               |       | 7/27/21                           | MS072720 202302 310-51300-11000                  | BOS MTG-REISSUE CK#63            | *      | 200.00   |                           |
|               |       |                                   |  | CHARLES M SENEY                  |        |          | 400.00 000186             |
| 2/20/23       | 00034 | 2/10/23                           | 14048934 202302 320-53800-49000                  | SEPTIC TANK PUMP OUT             | *      | 2,110.00 |                           |
|               |       |                                   |  | SEPTIC & DRAINFIELD DEPOT        |        |          | 2,110.00 000187           |
| 2/28/23       | 00022 | 2/19/23                           | 5736 202301 310-51300-31500                      | GEN.COUNSEL/MTHLY MEETING        | *      | 303.50   |                           |
|               |       |                                   |  | KILINSKI   VAN WYK, PLLC         |        |          | 303.50 000188             |
| 3/13/23       | 00002 | 1/30/23                           | 61 202301 320-53800-48000                        | GEN. MAINTENANCE JAN 23          | *      | 1,041.11 |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-34000                        | MANAGEMENT FEES - MAR 23         | *      | 3,154.42 |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-35200                        | WEBSITE ADMIN - MAR 23           | *      | 100.00   |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-35100                        | INFORMATION TECH - MAR 23        | *      | 150.00   |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-31300                        | DISSEMINATION SVCS-MAR 23        | *      | 625.00   |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-51000                        | OFFICE SUPPLIES                  | *      | .21      |                           |
|               |       | 3/01/23                           | 59 202303 310-51300-42000                        | POSTAGE                          | *      | 4.20     |                           |
|               |       | 3/01/23                           | 60 202303 320-53800-34000                        | FIELD MANAGEMENT - MAR 23        | *      | 656.25   |                           |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 5,731.19 000189           |
|               |       |                                   |  | SCPP SAD CREEK PRES CWRIGHT      |        |          |                           |



\*\*\* CHECK DATES 02/17/2023 - 04/17/2023 \*\*\* SADDLE CREEK PRESERVE - GF  
BANK A GENERAL FUND

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                      | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|----------------------------------|--------|----------|----------------------------|
| 3/13/23       | 00023 | 2/28/23 8149                      | 202303 320-53800-47300                           |                                  | *      | 85.13    |                            |
|               |       |                                   | IRRIGATION REPAIRS                               |                                  |        |          |                            |
|               |       | 3/01/23 8213                      | 202303 320-53800-46200                           |                                  | *      | 4,633.00 |                            |
|               |       |                                   | LANDSCAPE MAINT - MAR 23                         |                                  |        |          |                            |
|               |       |                                   |  | PRINCE & SONS INC.               |        |          | 4,718.13 000190            |
| 3/22/23       | 00035 | 1/02/23 01022023                  | 202301 310-51300-42000                           |                                  | *      | 100.73   |                            |
|               |       |                                   | MAILING 2022 TAX NOTICE                          |                                  |        |          |                            |
|               |       |                                   |  | JOE G. TEDDER, TAX COLLECTOR     |        |          | 100.73 000191              |
| 3/22/23       | 00022 | 3/15/23 6211                      | 202302 310-51300-31500                           |                                  | *      | 38.00    |                            |
|               |       |                                   | GEN.COUNSEL/MTHLY MEETING                        |                                  |        |          |                            |
|               |       |                                   |  | KILINSKI   VAN WYK, PLLC         |        |          | 38.00 000192               |
| 3/22/23       | 00023 | 3/15/23 8321                      | 202303 320-53800-47300                           |                                  | *      | 835.13   |                            |
|               |       |                                   | IRRIGATION REPAIRS                               |                                  |        |          |                            |
|               |       | 3/15/23 8322                      | 202303 320-53800-47300                           |                                  | *      | 190.28   |                            |
|               |       |                                   | IRRIGATION REPAIRS                               |                                  |        |          |                            |
|               |       |                                   |  | PRINCE & SONS INC.               |        |          | 1,025.41 000193            |
| 3/31/23       | 00002 | 2/28/23 62                        | 202302 320-53800-48000                           |                                  | *      | 4,133.28 |                            |
|               |       |                                   | GEN. MAINTENANCE FEB 23                          |                                  |        |          |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 4,133.28 000194            |
| 4/12/23       | 00002 | 4/01/23 64                        | 202304 310-51300-34000                           |                                  | *      | 3,154.42 |                            |
|               |       |                                   | MANAGEMENT FEES - APR 23                         |                                  |        |          |                            |
|               |       | 4/01/23 64                        | 202304 310-51300-35200                           |                                  | *      | 100.00   |                            |
|               |       |                                   | WEBSITE ADMIN - APR 23                           |                                  |        |          |                            |
|               |       | 4/01/23 64                        | 202304 310-51300-35100                           |                                  | *      | 150.00   |                            |
|               |       |                                   | INFORMATION TECH - APR 23                        |                                  |        |          |                            |
|               |       | 4/01/23 64                        | 202304 310-51300-31300                           |                                  | *      | 625.00   |                            |
|               |       |                                   | DISSEMINATION SVCS-APR 23                        |                                  |        |          |                            |
|               |       | 4/01/23 64                        | 202304 310-51300-51000                           |                                  | *      | .15      |                            |
|               |       |                                   | OFFICE SUPPLIES                                  |                                  |        |          |                            |
|               |       | 4/01/23 64                        | 202304 310-51300-42000                           |                                  | *      | 39.46    |                            |
|               |       |                                   | POSTAGE  |                                  |        |          |                            |
|               |       | 4/01/23 65                        | 202304 320-53800-34000                           |                                  | *      | 656.25   |                            |
|               |       |                                   | FIELD MANAGEMENT - APR 23                        |                                  |        |          |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 4,725.28 000195            |
| 4/12/23       | 00023 | 4/01/23 8496                      | 202304 320-53800-46200                           |                                  | *      | 4,633.00 |                            |
|               |       |                                   | LANDSCAPE MAINT - APR 23                         |                                  |        |          |                            |
|               |       |                                   |  | PRINCE & SONS INC.               |        |          | 4,633.00 000196            |
| 4/12/23       | 00028 | 3/01/23 7343B                     | 202303 320-53800-46000                           |                                  | *      | 1,100.00 |                            |
|               |       |                                   | MTHLY LAKE MAINT - MAR 23                        |                                  |        |          |                            |

SCPP SAD CREEK PRES CWRIGHT



| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME           | STATUS | AMOUNT    | .....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--|-----------------------|--------|-----------|-----------------------------|
|                    |       | 4/01/23 7641                      | 202304 320-53800-46000                           |                       | *      | 1,100.00  |                             |
|                    |       | MTHLY LAKE MAINT - APR 23         |  | SITEX AQUATICS        |        |           | 2,200.00 000197             |
| 4/12/23 00024      |       | 3/24/23 6868692                   | 202303 310-51300-32300                           | TRUSTEE FEES-S22 FY23 | *      | 2,357.03  |                             |
|                    |       | 3/24/23 6868692                   | 202303 300-15500-10000                           | TRUSTEE FEES-S22 FY24 | *      | 1,683.60  |                             |
|                    |       |                                   |  | US BANK               |        |           | 4,040.63 000198             |
| TOTAL FOR BANK A   |       |                                   |  |                       |        | 38,857.42 |                             |
| TOTAL FOR REGISTER |       |                                   |  |                       |        | 38,857.42 |                             |

SCPP SAD CREEK PRES CWRIGHT



## SECTION 2



***Saddle Creek Preserve***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2023***





# Table of Contents

|     |  |
|-----|--|
| 1   | <u>Balance Sheet</u>                     |
| 2-3 | <u>General Fund</u>                      |
| 4   | <u>Series 2020 Debt Service Fund</u>     |
| 5   | <u>Series 2022 Debt Service Fund</u>     |
| 6   | <u>Series 2020 Capital Projects Fund</u> |
| 7   | <u>Series 2022 Capital Projects Fund</u> |
| 8-9 | <u>Month to Month</u>                    |
| 10  | <u>Assessment Receipt Schedule</u>       |



# Saddle Creek Preserve

## Community Development District

### Combined Balance Sheet

March 31, 2023

|   | General<br>Fund   | Debt Service<br>Fund | Capital Projects<br>Fund | Totals<br>Governmental Funds |
|---|-------------------|----------------------|--------------------------|------------------------------|
| <b>Assets:</b>                              |                   |                      |                          |                              |
| <u>Cash:</u>                                |                   |                      |                          |                              |
| Operating Account                           | \$ 381,861        | \$ -                 | \$ -                     | \$ 381,861                   |
| Capital Projects Account                    | \$ -              | \$ -                 | \$ 823                   | \$ 823                       |
| <u>Series 2020</u>                          |                   |                      |                          |                              |
| Reserve                                     | \$ -              | \$ 156,750           | \$ -                     | \$ 156,750                   |
| Revenue                                     | \$ -              | \$ 324,420           | \$ -                     | \$ 324,420                   |
| Construction                                | \$ -              | \$ -                 | \$ 2                     | \$ 2                         |
| <u>Series 2022</u>                          |                   |                      |                          |                              |
| Reserve                                     | \$ -              | \$ 143,826           | \$ -                     | \$ 143,826                   |
| Revenue                                     | \$ -              | \$ 4,864             | \$ -                     | \$ 4,864                     |
| Construction                                | \$ -              | \$ -                 | \$ 240,116               | \$ 240,116                   |
| Prepaid Expenses                            | \$ 1,684          | \$ -                 | \$ -                     | \$ 1,684                     |
| <b>Total Assets</b>                         | <b>\$ 383,545</b> | <b>\$ 629,860</b>    | <b>\$ 240,940</b>        | <b>\$ 1,254,345</b>          |
| <b>Liabilities:</b>                         |                   |                      |                          |                              |
| Accounts Payable                            | \$ 5,141          | \$ -                 | \$ -                     | \$ 5,141                     |
| Retainage Payable                           | \$ -              | \$ -                 | \$ 164,867               | \$ 164,867                   |
| <b>Total Liabilities</b>                    | <b>\$ 5,141</b>   | <b>\$ -</b>          | <b>\$ 164,867</b>        | <b>\$ 170,008</b>            |
| <b>Fund Balances:</b>                       |                   |                      |                          |                              |
| Nonspendable                                |                   |                      |                          |                              |
| Deposits & Prepaid Items                    | \$ 1,684          | \$ -                 | \$ -                     | \$ 1,684                     |
| Restricted for:                             |                   |                      |                          |                              |
| Debt Service - Series 2020                  | \$ -              | \$ 481,170           | \$ -                     | \$ 481,170                   |
| Debt Service - Series 2022                  | \$ -              | \$ 148,690           | \$ -                     | \$ 148,690                   |
| Capital Projects - Series 2020              | \$ -              | \$ -                 | \$ 825                   | \$ 825                       |
| Capital Projects - Series 2022              | \$ -              | \$ -                 | \$ 75,249                | \$ 75,249                    |
| Unassigned                                  | \$ 376,720        | \$ -                 | \$ -                     | \$ 376,720                   |
| <b>Total Fund Balances</b>                  | <b>\$ 378,404</b> | <b>\$ 629,860</b>    | <b>\$ 76,074</b>         | <b>\$ 1,084,337</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 383,545</b> | <b>\$ 629,860</b>    | <b>\$ 240,940</b>        | <b>\$ 1,254,345</b>          |



# Saddle Creek Preserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|   | Adopted           | Prorated Budget   | Actual            |                  |
|---|-------------------|-------------------|-------------------|------------------|
|   | Budget            | Thru 03/31/23     | Thru 03/31/23     | Variance         |
| <b>Revenues</b>                               |                   |                   |                   |                  |
| Assessments - On Roll                         | \$ 318,629        | \$ 316,179        | \$ 316,179        | \$ -             |
| Assessments - Direct                          | \$ 89,772         | \$ 67,065         | \$ 67,065         | \$ -             |
| <b>Total Revenues</b>                         | <b>\$ 408,401</b> | <b>\$ 383,244</b> | <b>\$ 383,244</b> | <b>\$ -</b>      |
| <b>Expenditures:</b>                          |                   |                   |                   |                  |
| <b><u>General &amp; Administrative:</u></b>   |                   |                   |                   |                  |
| Supervisor Fees                               | \$ 7,200          | \$ 3,600          | \$ 1,600          | \$ 2,000         |
| Engineer Fees                                 | \$ 15,000         | \$ 7,500          | \$ -              | \$ 7,500         |
| Dissemination Fees                            | \$ 7,500          | \$ 3,750          | \$ 3,750          | \$ -             |
| Assessment Administration                     | \$ 5,000          | \$ 5,000          | \$ 5,000          | \$ -             |
| Arbitrage                                     | \$ 900            | \$ -              | \$ -              | \$ -             |
| Attorney Fees                                 | \$ 25,000         | \$ 12,500         | \$ 1,772          | \$ 10,728        |
| Audit Fees                                    | \$ 6,000          | \$ -              | \$ -              | \$ -             |
| Trustee Fees                                  | \$ 8,082          | \$ 6,398          | \$ 6,398          | \$ -             |
| Management Fees                               | \$ 37,853         | \$ 18,926         | \$ 18,927         | \$ (0)           |
| Information Technology                        | \$ 1,800          | \$ 900            | \$ 900            | \$ -             |
| Website Maintenance                           | \$ 1,200          | \$ 600            | \$ 600            | \$ -             |
| Postage & Delivery                            | \$ 500            | \$ 250            | \$ 137            | \$ 113           |
| Insurance                                     | \$ 5,822          | \$ 5,822          | \$ 5,563          | \$ 259           |
| Copies  | \$ 500            | \$ 250            | \$ -              | \$ 250           |
| Legal Advertising                             | \$ 3,300          | \$ 1,650          | \$ 1,820          | \$ (170)         |
| Other Current Charges                         | \$ 2,000          | \$ 1,000          | \$ 232            | \$ 768           |
| Office Supplies                               | \$ 400            | \$ 200            | \$ 9              | \$ 191           |
| Dues, Licenses & Subscriptions                | \$ 175            | \$ 175            | \$ 175            | \$ -             |
| <b>Subtotal General &amp; Administrative:</b> | <b>\$ 128,232</b> | <b>\$ 68,521</b>  | <b>\$ 46,882</b>  | <b>\$ 21,639</b> |



# Saddle Creek Preserve

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|  | Adopted           | Prorated Budget   | Actual            |                   |
|--|-------------------|-------------------|-------------------|-------------------|
|  | Budget            | Thru 03/31/23     | Thru 03/31/23     | Variance          |
| <b><u>Operations and Maintenance</u></b>                 |                   |                   |                   |                   |
| <b>Field Expenditures</b>                                |                   |                   |                   |                   |
| Property Insurance                                       | \$ 10,000         | \$ 10,000         | \$ 1,890          | \$ 8,110          |
| Field Management   | \$ 15,750         | \$ 7,875          | \$ 3,938          | \$ 3,938          |
| Landscape Maintenance                                    | \$ 75,000         | \$ 37,500         | \$ 27,798         | \$ 9,702          |
| Landscape Replacement                                    | \$ 8,500          | \$ 4,250          | \$ -              | \$ 4,250          |
| Mitigation Monitoring                                    | \$ 25,000         | \$ 12,500         | \$ -              | \$ 12,500         |
| Lake Maintenance   | \$ 13,200         | \$ 6,600          | \$ 6,600          | \$ -              |
| Streetlights   | \$ 25,000         | \$ 12,500         | \$ 10,351         | \$ 2,149          |
| Electric   | \$ 5,000          | \$ 2,500          | \$ 1,193          | \$ 1,307          |
| Water & Sewer  | \$ 3,000          | \$ 1,500          | \$ 16             | \$ 1,484          |
| Sidewalk & Asphalt Maintenance                           | \$ 2,500          | \$ 1,250          | \$ -              | \$ 1,250          |
| Irrigation Repairs                                       | \$ 5,000          | \$ 2,500          | \$ 1,111          | \$ 1,389          |
| General Repairs & Maintenance                            | \$ 7,500          | \$ 3,750          | \$ 6,039          | \$ (2,289)        |
| Contingency  | \$ 5,000          | \$ 2,500          | \$ 3,035          | \$ (535)          |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 200,450</b> | <b>\$ 105,225</b> | <b>\$ 61,971</b>  | <b>\$ 43,254</b>  |
| <b>Amenity Expenditures</b>                              |                   |                   |                   |                   |
| Amenity - Electric                                       | \$ 14,400         | \$ 7,200          | \$ -              | \$ 7,200          |
| Amenity - Water  | \$ 5,000          | \$ 2,500          | \$ -              | \$ 2,500          |
| Internet   | \$ 3,000          | \$ 1,500          | \$ 261            | \$ 1,239          |
| Pest Control   | \$ 720            | \$ 360            | \$ -              | \$ 360            |
| Janitorial Service                                       | \$ 5,400          | \$ 2,700          | \$ -              | \$ 2,700          |
| Security Services  | \$ 15,000         | \$ 7,500          | \$ -              | \$ 7,500          |
| Pool Maintenance   | \$ 16,200         | \$ 8,100          | \$ -              | \$ 8,100          |
| Amenity Repairs & Maintenance                            | \$ 10,000         | \$ 5,000          | \$ -              | \$ 5,000          |
| Contingency  | \$ 5,000          | \$ 2,500          | \$ -              | \$ 2,500          |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ 74,720</b>  | <b>\$ 37,360</b>  | <b>\$ 261</b>     | <b>\$ 37,099</b>  |
| <b>Total Expenditures</b>                                | <b>\$ 403,402</b> | <b>\$ 211,106</b> | <b>\$ 109,113</b> | <b>\$ 101,993</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 5,000</b>   |                   | <b>\$ 274,131</b> |                   |
| <b><u>Other Financing Sources/(Uses)</u></b>             |                   |                   |                   |                   |
| Transfer In (Out)  | \$ (5,000)        | \$ -              | \$ -              | \$ -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ (5,000)</b> |                   | <b>\$ -</b>       |                   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (0)</b>     |                   | <b>\$ 274,131</b> |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                   | <b>\$ 104,273</b> |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ (0)</b>     |                   | <b>\$ 378,404</b> |                   |



# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|  | Adopted           | Prorated Budget   | Actual            |                 |
|--|-------------------|-------------------|-------------------|-----------------|
|  | Budget            | Thru 03/31/23     | Thru 03/31/23     | Variance        |
| <b>Revenues</b>  |                   |                   |                   |                 |
| Assessments - Tax Roll                                   | \$ 313,500        | \$ 311,217        | \$ 311,217        | \$ -            |
| Interest   | \$ -              | \$ -              | \$ 4,797          | \$ 4,797        |
| <b>Total Revenues</b>                                    | <b>\$ 313,500</b> | <b>\$ 311,217</b> | <b>\$ 316,014</b> | <b>\$ 4,797</b> |
| <b>Expenditures:</b>                                     |                   |                   |                   |                 |
| Interest Expense - 12/15                                 | \$ 99,825         | \$ 99,825         | \$ 99,825         | \$ -            |
| Principal Expense - 6/15                                 | \$ 115,000        | \$ -              | \$ -              | \$ -            |
| Interest Expense - 6/15                                  | \$ 99,825         | \$ -              | \$ -              | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 314,650</b> | <b>\$ 99,825</b>  | <b>\$ 99,825</b>  | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (1,150)</b> |                   | <b>\$ 216,189</b> |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 107,565</b> |                   | <b>\$ 264,981</b> |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 106,415</b> |                   | <b>\$ 481,170</b> |                 |



# Saddle Creek Preserve

## Community Development District

### Debt Service Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|  | Adopted<br>Budget  | Prorated Budget<br>Thru 03/31/23 | Actual<br>Thru 03/31/23 | Variance        |
|--|--------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues</b>  |                    |                                  |                         |                 |
| Assessments - Direct                                     | \$ 287,653         | \$ -                             | \$ -                    | \$ -            |
| Interest   | \$ -               | \$ -                             | \$ 3,992                | \$ 3,992        |
| <b>Total Revenues</b>                                    | <b>\$ 287,653</b>  | <b>\$ -</b>                      | <b>\$ 3,992</b>         | <b>\$ 3,992</b> |
| <b>Expenditures:</b>                                     |                    |                                  |                         |                 |
| Interest Expense - 12/15                                 | \$ 90,514          | \$ 90,514                        | \$ 90,514               | \$ -            |
| Principal Expense - 12/15                                | \$ 130,000         | \$ 130,000                       | \$ 130,000              | \$ -            |
| Interest Expense - 6/15                                  | \$ 88,808          | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 309,321</b>  | <b>\$ 220,514</b>                | <b>\$ 220,514</b>       | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (21,668)</b> | <b>\$ -</b>                      | <b>\$ (216,522)</b>     | <b>\$ 3,992</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 220,705</b>  | <b>\$ -</b>                      | <b>\$ 365,212</b>       | <b>\$ -</b>     |
| <b>Fund Balance - Ending</b>                             | <b>\$ 199,036</b>  | <b>\$ -</b>                      | <b>\$ 148,690</b>       | <b>\$ -</b>     |



# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2020

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|  | Adopted     | Prorated Budget | Actual          |                   |
|--|-------------|-----------------|-----------------|-------------------|
|  | Budget      | Thru 03/31/23   | Thru 03/31/23   | Variance          |
| <b>Revenues</b>  |             |                 |                 |                   |
| Developers Contribution                                  | \$ -        | \$ -            | \$ 3,995        | \$ 3,995          |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 3,995</b> | <b>\$ 3,995</b>   |
| <b>Expenditures:</b>                                     |             |                 |                 |                   |
| Capital Outlay   | \$ -        | \$ -            | \$ 3,995        | \$ (3,995)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 3,995</b> | <b>\$ (3,995)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> |                 | <b>\$ 0</b>     |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> |                 | <b>\$ 825</b>   |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> |                 | <b>\$ 825</b>   |                   |



# Saddle Creek Preserve

## Community Development District

### Capital Projects Fund - Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

|  | Adopted     | Prorated Budget | Actual              |                     |
|--|-------------|-----------------|---------------------|---------------------|
|  | Budget      | Thru 03/31/23   | Thru 03/31/23       | Variance            |
| <b>Revenues</b>  |             |                 |                     |                     |
| Interest   | \$ -        | \$ -            | \$ 15,945           | \$ 15,945           |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 15,945</b>    | <b>\$ 15,945</b>    |
| <b>Expenditures:</b>                                     |             |                 |                     |                     |
| Capital Outlay   | \$ -        | \$ -            | \$ 968,557          | \$ (968,557)        |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ 968,557</b>   | <b>\$ (968,557)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> |                 | <b>\$ (952,613)</b> |                     |
| <b>Net Change in Fund Balance</b>                        | <b>\$ -</b> |                 | <b>\$ (952,613)</b> |                     |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> |                 | <b>\$ 1,027,862</b> |                     |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> |                 | <b>\$ 75,249</b>    |                     |



## Saddle Creek Preserve

### Community Development District

#### Month to Month

|   | Oct              | Nov             | Dec               | Jan             | Feb             | Mar              | Apr         | May         | Jun         | Jul         | Aug         | Sep         | Total             |
|---|------------------|-----------------|-------------------|-----------------|-----------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b>Revenues</b>                               |                  |                 |                   |                 |                 |                  |             |             |             |             |             |             |                   |
| Assessments - Tax Roll                        | \$ -             | \$ 2,852        | \$ 313,327        | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 316,179        |
| Assessments - Direct                          | \$ -             | \$ -            | \$ 44,886         | \$ -            | \$ -            | \$ 22,179        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 67,065         |
| Developer Contributions                       | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| <b>Total Revenues</b>                         | <b>\$ -</b>      | <b>\$ 2,852</b> | <b>\$ 358,213</b> | <b>\$ -</b>     | <b>\$ -</b>     | <b>\$ 22,179</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 383,244</b> |
| <b>Expenditures:</b>                          |                  |                 |                   |                 |                 |                  |             |             |             |             |             |             |                   |
| <b>General &amp; Administrative:</b>          |                  |                 |                   |                 |                 |                  |             |             |             |             |             |             |                   |
| Supervisor Fees                               | \$ 1,000         | \$ -            | \$ -              | \$ 600          | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,600          |
| Engineer Fees                                 | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Dissemination Fees                            | \$ 625           | \$ 625          | \$ 625            | \$ 625          | \$ 625          | \$ 625           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,750          |
| Assessment Administration                     | \$ 5,000         | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,000          |
| Arbitrage                                     | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Attorney Fees                                 | \$ 1,078         | \$ 353          | \$ -              | \$ 304          | \$ 38           | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,772          |
| Audit Fees                                    | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Trustee Fees                                  | \$ -             | \$ 4,041        | \$ -              | \$ -            | \$ -            | \$ 2,357         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6,398          |
| Management Fees                               | \$ 3,154         | \$ 3,154        | \$ 3,154          | \$ 3,154        | \$ 3,154        | \$ 3,154         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 18,927         |
| Information Technology                        | \$ 150           | \$ 150          | \$ 150            | \$ 150          | \$ 150          | \$ 150           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 900            |
| Website Maintenance                           | \$ 100           | \$ 100          | \$ 100            | \$ 100          | \$ 100          | \$ 100           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 600            |
| Telephone                                     | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Postage & Delivery                            | \$ 6             | \$ 2            | \$ 5              | \$ 110          | \$ 10           | \$ 4             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 137            |
| Insurance                                     | \$ 5,563         | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,563          |
| Copies  | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Legal Advertising                             | \$ 948           | \$ -            | \$ 872            | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,820          |
| Other Current Charges                         | \$ 39            | \$ 38           | \$ 39             | \$ 39           | \$ 39           | \$ 38            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 232            |
| Office Supplies                               | \$ 0             | \$ 5            | \$ 0              | \$ 0            | \$ 3            | \$ 0             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 9              |
| Travel Per Diem                               | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Dues, Licenses & Subscriptions                | \$ 175           | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 175            |
| <b>Subtotal General &amp; Administrative:</b> | <b>\$ 17,838</b> | <b>\$ 8,468</b> | <b>\$ 4,945</b>   | <b>\$ 5,082</b> | <b>\$ 4,119</b> | <b>\$ 6,429</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 46,882</b>  |



# Saddle Creek Preserve

## Community Development District

### Month to Month

|  | Oct                | Nov                | Dec               | Jan                | Feb                | Mar              | Apr         | May         | Jun         | Jul         | Aug         | Sep         | Total          |
|--|--------------------|--------------------|-------------------|--------------------|--------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|----------------|
| <b><u>Operations and Maintenance</u></b>                 |                    |                    |                   |                    |                    |                  |             |             |             |             |             |             |                |
| <b>Field Expenditures</b>                                |                    |                    |                   |                    |                    |                  |             |             |             |             |             |             |                |
| Property Insurance                                       | \$ 1,890           | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,890          |
| Field Management   | \$ 656             | \$ 656             | \$ 656            | \$ 656             | \$ 656             | \$ 656           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 3,938          |
| Landscape Maintenance                                    | \$ 4,633           | \$ 4,633           | \$ 4,633          | \$ 4,633           | \$ 4,633           | \$ 4,633         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 27,798         |
| Landscape Replacement                                    | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Mitigation Monitoring                                    | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Lake Maintenance   | \$ 1,100           | \$ 1,100           | \$ 1,100          | \$ 1,100           | \$ 1,100           | \$ 1,100         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 6,600          |
| Streetlights   | \$ 1,726           | \$ 1,725           | \$ 1,725          | \$ 1,725           | \$ 1,725           | \$ 1,725         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 10,351         |
| Electric   | \$ 191             | \$ 141             | \$ 205            | \$ 279             | \$ 123             | \$ 255           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,193          |
| Water & Sewer  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 16            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 16             |
| Sidewalk & Asphalt Maintenance                           | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Irrigation Repairs                                       | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 1,111         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 1,111          |
| General Repairs & Maintenance                            | \$ 865             | \$ -               | \$ -              | \$ 1,041           | \$ 4,133           | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 6,039          |
| Contingency  | \$ -               | \$ -               | \$ 925            | \$ -               | \$ 2,110           | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 3,035          |
| <b>Subtotal Field Expenditures</b>                       | <b>\$ 11,061</b>   | <b>\$ 8,255</b>    | <b>\$ 9,244</b>   | <b>\$ 9,434</b>    | <b>\$ 14,480</b>   | <b>\$ 9,496</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>61,971</b>  |
| <b>Amenity Expenditures</b>                              |                    |                    |                   |                    |                    |                  |             |             |             |             |             |             |                |
| Amenity - Electric                                       | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Amenity - Water  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Playground Lease   | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Internet   | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 261           | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | 261            |
| Pest Control   | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Janitorial Service                                       | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Security Services  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Pool Maintenance   | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Amenity Repairs & Maintenance                            | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| Contingency  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| <b>Subtotal Amenity Expenditures</b>                     | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ 261</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>261</b>     |
| <b>Total Expenditures</b>                                | <b>\$ 28,900</b>   | <b>\$ 16,723</b>   | <b>\$ 14,189</b>  | <b>\$ 14,516</b>   | <b>\$ 18,599</b>   | <b>\$ 16,186</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>109,113</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (28,900)</b> | <b>\$ (13,871)</b> | <b>\$ 344,023</b> | <b>\$ (14,516)</b> | <b>\$ (18,599)</b> | <b>\$ 5,993</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>274,131</b> |
| <b><u>Other Financing Sources/(Uses)</u></b>             |                    |                    |                   |                    |                    |                  |             |             |             |             |             |             |                |
| Transfer In/(Out)  | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | -              |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>       | <b>\$ -</b>        | <b>\$ -</b>        | <b>\$ -</b>      | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>-</b>       |
| <b>Net Change in Fund Balance</b>                        | <b>\$ (28,900)</b> | <b>\$ (13,871)</b> | <b>\$ 344,023</b> | <b>\$ (14,516)</b> | <b>\$ (18,599)</b> | <b>\$ 5,993</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>274,131</b> |



**Saddle Creek Preserve of Polk County**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments \$ 342,612.48 \$ 337,236.00 \$ 679,848.48  
Net Assessments \$ 318,629.61 \$ 313,629.48 \$ 632,259.09

**ON ROLL ASSESSMENTS**

| Date         | Distribution   | Gross Amount         | Discount/Penalty      | Commission            | Interest    | Net Receipts         | 50.40%               | 49.60%               | 100.00%              |
|--------------|----------------|----------------------|-----------------------|-----------------------|-------------|----------------------|----------------------|----------------------|----------------------|
|              |                |                      |                       |                       |             |                      | O&M Portion          | 2020 Debt Service    | Total                |
| 11/21/22     | 11/1-11/6/22   | \$2,873.52           | (\$114.93)            | (\$55.17)             | \$0.00      | \$2,703.42           | \$1,362.40           | \$1,341.02           | \$2,703.42           |
| 11/25/22     | 11/7-11/13/22  | \$3,141.52           | (\$125.67)            | (\$60.32)             | \$0.00      | \$2,955.53           | \$1,489.45           | \$1,466.08           | \$2,955.53           |
| 12/12/22     | 11/14-11/23/22 | \$6,283.04           | (\$251.34)            | (\$120.63)            | \$0.00      | \$5,911.07           | \$2,978.91           | \$2,932.16           | \$5,911.07           |
| 12/21/22     | 11/24-11/30/22 | \$661,803.36         | (\$26,472.50)         | (\$12,706.62)         | \$0.00      | \$622,624.24         | \$313,774.09         | \$308,850.15         | \$622,624.24         |
| 12/31/22     | 1% Adj         | (\$6,798.48)         | \$0.00                | \$0.00                | \$0.00      | (\$6,798.48)         | (\$3,426.12)         | (\$3,372.36)         | (\$6,798.48)         |
| <b>TOTAL</b> |                | <b>\$ 667,302.96</b> | <b>\$ (26,964.44)</b> | <b>\$ (12,942.74)</b> | <b>\$ -</b> | <b>\$ 627,395.78</b> | <b>\$ 316,178.73</b> | <b>\$ 311,217.05</b> | <b>\$ 627,395.78</b> |

|                    |                                     |
|--------------------|-------------------------------------|
| 99%                | Net Percent Collected               |
| <b>\$ 4,863.31</b> | <b>Balance Remaining to Collect</b> |

**DIRECT BILL ASSESSMENTS**

| AG EHC II LEN MULTI STATE 1 LCC<br>2023-01 |          |              |                      |                     |                         |                               |
|--|----------|--------------|----------------------|---------------------|-------------------------|-------------------------------|
|  |          |              | Net Assessments      | \$372,957.00        | \$88,717.65             | \$284,239.35                  |
| Date Received                              | Due Date | Check Number | Net Assessed         | Amount Received     | Operation & Maintenance | Series 2022 Debt Service Fund |
| 12/13/22                                   | 10/1/22  | 1930413      | \$22,179.41          | \$22,179.41         | \$22,179.41             |                               |
| 12/13/22                                   | 1/1/23   | 1930413      | \$22,179.41          | \$22,179.41         | \$22,179.41             |                               |
| 3/15/23                                    | 4/1/23   | 1983084      | \$22,179.41          | \$22,179.41         | \$22,179.41             |                               |
|  | 5/1/23   |              | \$87,765.19          |                     |                         |                               |
|  | 7/1/23   |              | \$22,179.41          |                     |                         |                               |
|  | 11/1/23  |              | \$196,474.15         |                     |                         |                               |
|  |          |              | <b>\$ 372,956.98</b> | <b>\$ 66,538.23</b> | <b>\$ 66,538.23</b>     | <b>\$ -</b>                   |

| Lennar Homes LLC<br>2023-02 |          |              |                    |                  |                         |                               |
|-----------------------------|----------|--------------|--------------------|------------------|-------------------------|-------------------------------|
|                             |          |              | Net Assessments    | \$4,429.27       | \$1,053.62              | \$3,375.65                    |
| Date Received               | Due Date | Check Number | Net Assessed       | Amount Received  | Operation & Maintenance | Series 2022 Debt Service Fund |
| 12/13/22                    | 10/1/22  | 1930413      | \$263.40           | \$263.40         | \$263.40                |                               |
| 12/13/22                    | 1/1/23   | 1930413      | \$263.40           | \$263.40         | \$263.40                |                               |
|                             | 4/1/23   |              | \$263.40           |                  |                         |                               |
|                             | 5/1/23   |              | \$1,042.31         |                  |                         |                               |
|                             | 7/1/23   |              | \$263.40           |                  |                         |                               |
|                             | 11/1/23  |              | \$2,333.35         |                  |                         |                               |
|                             |          |              | <b>\$ 4,429.26</b> | <b>\$ 526.80</b> | <b>\$ 526.80</b>        | <b>\$ -</b>                   |